



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097649-25

In the matter of: 1981 Stagecoach Rd
Ottawa On K4P1L9

Between: Nouri Najjar Tenant

And

1000736589 Landlord

Nouri Najjar (the 'Tenant') applied for an order determining that 1000736589 (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This matter was before the Board on January 12, 2026, however, was adjourned as there was a Superior Court hearing that was scheduled to take place at the end of January 2026, to make a determination as to whether the Board has jurisdiction to hear this matter. This application adjourned to be heard by videoconference on June 24, 2026.

Only the Landlord's Legal Representative, John Dickie attended the hearing.

As of 9:30am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

June 30, 2026
Date Issued

Nathalia Debski
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.