



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-038276-25

In the matter of: 126 Shropshire Drive
Scarborough Ontario M1P1Z4

Between: Vijendran Balasubramaniam Landlord

And

John Portelance Former Tenant
Magdalena Elbors

Vijendran Balasubramaniam (the 'Landlord') applied for an order requiring John Portelance and Magdalena Elbors (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Vijendran Balasubramaniam (the 'Landlord') applied for an order requiring John Portelance and Magdalena Elbors (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on December 23, 2025 at 09:00 am.

Neither the Landlord nor the Former Tenant were present or represented at the hearing as of 09:30 am 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 7, 2026
Date Issued

Kelly Delaney
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.