



Order under Section 87 / 89 Residential Tenancies Act, 2006

Citation: zaheer v JANSSENS, 2026 ONLTB 2823

Date: 2026-01-08

File Number: LTB-L-033268-25

In the matter of: 584260 BEACHVILLE RD
INGERSOLL ON N5C3J5

Between: MUHAMMAD zaheer Landlord

And

KAREN ANN JANSSENS Former Tenant

MUHAMMAD zaheer (the 'Landlord') applied for an order requiring KAREN ANN JANSSENS (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on December 4, 2025.

Only the Landlord attended the hearing.

As of 1:04 p.m., the Former Tenant was not present or represented at the hearing.

Determinations:

1. As explained below, the Landlord's application is dismissed.
2. The Former Tenant vacated the rental unit on April 22, 2025.
3. I am not satisfied that the Landlord served the Former Tenant with the application and the Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
4. The Landlord did not file any certificate of service outlining the method of service to the Former Tenant. He claimed that he tried his best to contact the Former Tenant, but did not provide sufficient evidence as to what efforts or the method he utilized to contacting the

Former Tenant. Thus, I place little weight on his general assertion. He also claimed that he does not know where the Former Tenant currently resides. He did not provide sufficient evidence as to the efforts he took, or will take, to locating the Former Tenant's current residence. He claimed he was waiting for the Former Tenant, or someone on their behalf, to come to the rental unit to retrieve the mail belonging to the Former Tenant (which I understood to mean that he intended to serve the documents if/when the Former Tenant, or someone on their behalf, attended the rental unit). He also did not provide sufficient evidence as to how he intends to effect service on to the Former Tenant using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.

5. Thus, I am not satisfied that the Landlord effected service on to the Former Tenant at least 30 days before the hearing. I am also not satisfied that the Landlord would be able to perfect service on to the Former Tenant in accordance with the Board's Rules of Procedure or the Act if an adjournment was granted for this purpose.
6. For the above noted reasons, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 8, 2026

Date Issued

Inderdeep Padma

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.