



**Order under Section 135 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-031145-25

In the matter of: 3089 GARDENIA GATE
OAKVILLE ON L6M4M1

Between: Mitva Chahatkumar patel Tenant

And

Nicolas Albert Landlord

Mitva Chahatkumar patel (the 'Tenant') applied for an order determining that Nicolas Albert (the 'Landlord'):

- collected or retained money illegally
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on January 6, 2026.

Only the Tenant attended the ACC.

As of 9:47 a.m., the Landlord was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

1. At the ACC, the Tenant sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

January 14, 2026
Date Issued

Colette Myers
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.