



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

File Number: LTB-T-030914-25

In the matter of: 4, 40 CRAWFORD
SOUTH PORCUPINE ON P0N1H0

Between: Nathan Cloutier Tenant

And

Pankaj Sapra Landlord
c/o DNF Properties

Nathan Cloutier (the 'Tenant') applied for an order determining that Pankaj Sapra and DNF Properties (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

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

Only the Landlord's Representative, Samantha Lee, attended the ACC.

As of 9:18 a.m., the Tenant 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.

Determinations:

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

It is ordered that:

1. The Tenant's application is dismissed.

January 13, 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.