



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-003544-25

In the matter of: 47 Bridlewood DRIVE
Welland ON L3C6J7

Between: Daniel Arthur Collee Tenant

And

Varun Garg Landlord

Daniel Arthur Collee and Nil (the 'Tenant') applied for an order determining that Varun Garg (the 'Landlord'):

- Collected or retained money illegally (T1 Application); and
- Failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).

This application was heard by videoconference on December 23, 2025.

Only the Landlord attended the hearing.

As of 1:30 pm., 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.

January 9, 2026
Date Issued

Paula West Oreskovich
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.