



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-077459-24

In the matter of: 3, 301 WILBROD
OTTAWA ON K1N6M3

Between: 2276663 ONTARIO LTD Landlord

And

KIARA DOOBAY Former Tenant

2276663 ONTARIO LTD (the 'Landlord') applied for an order requiring KIARA DOOBAY (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

2276663 ONTARIO LTD (the 'Landlord') applied for an order requiring KIARA DOOBAY (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.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 7, 2026.

Only the Landlord attended the hearing. As of 9:31am, the Former Tenant was not present.

Determinations:

1. For the reasons that follow, the Landlord's application is dismissed.

Service Requirement

2. This application was filed on September 23, 2024 and a hearing was scheduled on August 21, 2025 which was adjourned as the Landlord did not meet the service requirement, to allow him the opportunity to comply.
3. At the hearing on January 7, 2026, it appears the Landlord still did not comply with the requirement to serve the Tenant with the L10 application and the notice of hearing.
4. Subsection 189.0.1(2) of the Act states:

(2) The applicant shall, within the time set out in the Rules, give the tenant or former tenant,

(a) a copy of the application; and

(b) a copy of any notice of hearing issued by the Board in respect of the application.

5. While the Landlord presented a certificate of service confirming service of the L10 application on the Tenant via email on December 6 2025, the Landlord confirms he did not serve the notice of hearing.
6. The Board's Rules of Procedure outline at Rule 5.17 the possible outcomes when a party fails to serve and states:

5.17 Where a party fails to serve as ordered the LTB may:

- proceed with the hearing if satisfied there will be no prejudice to any party;
- adjourn the hearing; or,
- dismiss the application, motion or request.

7. The Landlord submits he was not aware of his requirement to serve the Tenant with the notice of hearing. The problem with the Landlord's position is that the matter was previously adjourned for the same reason, as noted on the adjournment sheet.
8. As the Landlord has not complied despite the matter being adjourned previously to give him the opportunity to comply, I am not satisfied another adjournment would be appropriate under the circumstances.
9. The Landlord's application must be dismissed.
10. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Landlord's application is dismissed.

January 16, 2026
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6