



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

**File Number:** LTB-T-029378-25

**In the matter of:** 17, 77 Main Street  
Sundridge Ontario P0A1Z0

**Between:** Crystal Deniet Tenant  
Brian Deniet

**And**

Neal Patel Landlord  
Casswell Hotel

*The term “Landlord” refers to all persons or companies identified as a Landlord and “Tenant” refers to all persons identified as a Tenant, within the order.*

Crystal Deniet and Brian Deniet (the 'Tenant') applied for an order determining that Neal Patel and Casswell Hotel (the 'Landlord') :

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on January 12, 2026.

Only the Landlord attended the hearing. Also in attendance was the Landlord's interpreter, Lisa Jeans.

As of 9:19AM, 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 15, 2026**  
**Date Issued**

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**Sonia Anwar-Ali**  
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.