



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-040204-25

In the matter of: 509, 1346 Danforth Road
Scarborough Ontario M1J0A9

Between: Puneet Vatish Landlord

And

Kaviraj Kaliamoorthy Tenant

Puneet Vatish (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on January 20, 2026.

Only the Landlord attended the hearing.

As of 9:35 a.m., 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord requested that the Board ascertain whether or not 1346 Danforth Road, in Scarborough, ON, applies to section 6.1 of the *Residential Tenancies Act, 2006* (the 'Act') with regards to an exemption of the rent increase guidelines. The Landlord wanted to know when the building was completed, and when tenancy begun in the building.
2. These questions are not for the Board to know and do not apply to this application.
3. Therefore, this application shall be dismissed.

It is ordered that:

1. The application is dismissed.

January 27, 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.