



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-020819-24

In the matter of: 1800 HOLBROOK CRT
PICKERING ON L1V7C2

Between: Srikanth reddy Somavarapu Landlords
Hema Koduru

And

DIEM DEVELOPMENT CORP Former Tenant

Srikanth reddy Somavarapu and Hema Koduru (the 'Landlords') applied for an order requiring DIEM DEVELOPMENT CORP (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Srikanth reddy Somavarapu and Hema Koduru (the 'Landlords') applied for an order requiring DIEM DEVELOPMENT CORP (the 'Former Tenant') to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Srikanth reddy Somavarapu and Hema Koduru (the 'Landlords') applied for an order requiring DIEM DEVELOPMENT CORP (the 'Former Tenant') to pay the Landlords' reasonable out-of-pocket costs that the Landlords 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.

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

Only the Landlords attended the hearing.

As of 10:23 AM, the Former Tenant was not present or represented at the hearing. I was not satisfied the Former Tenant was properly served with notice of this hearing by the Landlords.

Determinations:

1. The Landlords' application is dismissed for the following reasons.

2. I am not satisfied that the Landlords served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were deemed served on December 30, 2025, by courier to the Former Tenant's current residence.
4. This is the second hearing date for this application. The Landlords were granted an adjournment request for more time to provide the Notice of Hearing and a copy of the application to the Former Tenant. The previous hearing date was February 18, 2025.
5. The Landlord has been provided with ample time to properly serve the Tenant as required by the Rules and still has not done so.
6. The application is dismissed pursuant to Rule 5.17 of the *LTB's Rules of Procedure*.

It is ordered that:

1. The Landlords' application is dismissed.

January 23, 2026
Date Issued

Melissa Anjema
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.