



Order under Sections 31 and 57 Residential Tenancies Act, 2006

File Number: LTB-T-088197-24

In the matter of: 8 ANDRETTI CRES
BRAMPTON ON L6X5G7

Between: Akeev Anthony Adams Tenant

And

Karim Sunderji Landlord

Akeev Anthony Adams (the 'Tenant') applied for an order determining that Karim Sunderji (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).

Akeev Anthony Adams (the 'Tenant') also applied for an order determining that Karim Sunderji (the 'Landlord') gave a notice of termination in bad faith (T5 Application).

This application was heard by videoconference on January 22, 2026 at 09:00 am.

The Landlord Representative Carson Frankum, the Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. At the outset of the hearing the Landlord Representative requested that the applications be dismissed pursuant to the Tenant failing to provide a cause of action or lacked sufficient detail, specifically, dates and times of alleged events as required by s.43(2) of the Residential Tenancies Act, 2006 (the 'Act') and addressed by the Divisional Court in Ball v. Metro Capital Property, [2002] O.J. No. 5931 ("Ball").
3. It was also their submission that these deficiencies were identified at a adjudicative case conference held between the parties and in the Interim Order, LTB-T- LTB-T-088197-24-IN issued on May 08, 2025.

4. Canvassing the Tenant they did not contest the Landlord Representative's submission, testifying they failed to amend their applications due to lack of means or access to legal counsel.
5. Given the time that passed since the Adjudicative Case Conference, the lack of any detail provided on the applications, I directed that I would be granting the Landlord Representatives request and dismissing the Tenant's applications as to adjourn them or let them proceed would be prejudicial to the Landlord and an abuse of process.

It is ordered that:

1. The Tenant's applications are dismissed.

January 28, 2026
Date Issued

Kelly Delaney
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.