



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

**File Number:** LTB-L-003273-24

**In the matter of:** LL04, 50 BRYAN CRT  
KITCHENER ON N2A4N4

**Between:** Sanam Patel Landlord

**And**

Aakruti Kamble Former Tenants  
Pradnya Mahadev Joil  
Manan Mishra  
Jai Aggrawal  
Chaitanya Gopalkumar Sharma

Sanam Patel (the 'Landlord') applied for an order requiring Aakruti Kamble, Pradnya Mahadev Joil, Manan Mishra, Jai Aggrawal and Chaitanya Gopalkumar Sharma (the 'Former Tenants') to pay:

- the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement; and
- 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 Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on December 23, 2025.

Only the Landlord attended the hearing.

As of 1:36 p.m., the Former Tenants were not present or represented at the hearing. 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 Former Tenants vacated the rental unit on December 31, 2023.

2. The application was first before the Board on February 11, 2025 and was adjourned due to lack of time in the hearing block. The Landlord and Former Tenants Pradnya Mahadev Joil and Aakruti Kamble attended the hearing. The Member granted the Landlord permission to serve these two Former Tenants by email in accordance with the Rules for the next hearing. The Landlord was instructed to serve the remaining three Former Tenants in a method approved by the Board under section 191 of the Act.
3. The application was next before the Board on July 17, 2025. The Landlord submitted a late request to serve the three remaining Former Tenants by email and the request was denied. The application was adjourned, and the adjournment was peremptory on the Landlord, who was instructed to serve the three Former Tenants in a method approved by the Board.
4. The Landlord did not file a Certificate of Service for this hearing date as required but stated at the hearing that he served by email, which was not an approved method of service for the three remaining Former Tenants.
5. I am not satisfied that the Landlord served the Former Tenants 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.
6. I am not satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.

**It is ordered that:**

1. The Landlord's application is dismissed.

**February 3, 2026**  
**Date Issued**

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Margo den Haan  
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.