



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-082783-25

In the matter of: Main Floor, 37 THORNVALLEY TERR
CALEDON ON L7C4H9

Between: UMANG PATEL Landlord

And

Babaljeet Tiwana Tenants
Jagmit Gill

UMANG PATEL (the 'Landlord') applied for an order to terminate the tenancy and evict Babaljeet Tiwana and Jagmit Gill (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on January 26, 2026. Only the Tenants attended the hearing. As of 2:12 p.m., the Landlord 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 3, 2026
Date Issued

Curtis Smith
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.