



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-066644-25-IN

In the matter of: Upper, 2228 HOWARD AVE
WINDSOR ON N8X3V1

Between: Atul Singla Tenants
Priyanka Bhavsar

And

Anand Raju Gandhiraju Landlord

INTERIM ORDER

Atul Singla and Priyanka Bhavsar (the 'Tenants') applied for an order determining that Anand Raju Gandhiraju (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

T6 Application

Atul Singla and Priyanka Bhavsar (the 'Tenants') applied for an order determining that Anand Raju Gandhiraju (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 28, 2026.

The Tenants and the Landlord attended the hearing.

Determinations:

1. As the case conference was unsuccessful in resolving the application, the merits of the application shall be heard.
2. The parties agreed that the Tenant vacated the rental unit on April 30, 2025.

It is ordered that:

1. The application is adjourned to a date to be scheduled by the Board. I am not seized.

2. The Board will send the parties a Notice of Hearing for the next hearing date.
3. On or before February 13, 2026, the Tenant shall provide the Landlord and file with the Board any proposed amendment to the application. An amended application must clearly identify the amended portions of the application.
4. At least seven (7) days prior to the next hearing date, the parties shall provide each other and file with the Board a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
5. The parties should upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/. To add your evidence into the portal, log into Tribunals Ontario Portal, choose the file number and select 'Documents, Evidence, and Requests,' and pick 'Submission' in the dropdown menu. If you cannot use the portal, you can send your evidence to the LTB BY E-MAIL. The LTB's e-mail address is ltb.evidence@ontario.ca.
6. If a party does not comply with the deadlines for disclosure, the Member may refuse to accept the evidence or consider the issues not disclosed.
7. All evidence should be organized in accordance with the Landlord and Tenant Board's Practice Direction on Evidence:

All documents, photographs and other items provided to the other parties and the LTB as evidence must:

- a. be readable;
 - b. have consecutively numbered pages; and
 - c. include a list or table of contents identifying each item in order, and by page
8. Any proposed amendments are subject to the parties' submissions and the hearing Member's discretion with respect to whether those amendments will be granted.
 9. The Tenant shall notify the Board and the Landlord in writing forthwith if the hearing is no longer necessary and the Tenant wishes to withdraw or abandon the application. This can be done through TOP, or by emailing the Board at: LTB@ontario.ca.

January 30, 2026
Date Issued

Teresa Hunt
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.