



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-060128-25

In the matter of: 121 BRADSON DR
WATERLOO ON N1E7B7

Between: Dheeraj Pandey Landlords
Shalini Yadav

And

Kiara Andruskievicz Former Tenants
Jay Zorzi

Dheeraj Pandey and Shalini Yadav (the 'Landlords') applied for an order requiring Kiara Andruskievicz and Jay Zorzi (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe. (L10 application)

This L10 application was heard by videoconference on December 22, 2025.

As of 3:45 pm when this matter was called forward, neither the Landlords nor the Former Tenants were present or represented at the hearing although the Landlords were properly served with notice of this hearing by the LTB. The Landlords did not submit any certificate of service in respect of serving the Former Tenants the notice of hearing and the L10 application. It is noted there was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlords did not attend the hearing to support their L10 application, I find that this application has been abandoned.
2. Only after the hearing was completed was it discovered by me that the Landlord Dheeraj Pandey had submitted a request to withdraw the application. That request was not before me during the hearing.
3. The request to withdraw is only noted here for the completeness of the case file. At the hearing, I determined the application was abandoned and so stated it would be dismissed accordingly. The order below reflects my finding at the hearing and essentially accomplishes the same outcome the Landlords had wanted to achieve.

It is ordered that:

1. The Landlords' application is dismissed.

February 5, 2026

Date Issued

Alex Brkic

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.