



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-054880-24-RV

In the matter of: 136 THORNDALE RD
BRAMPTON ON L6P0Z6

Between: Ramachandran Kandiah
Vimalavathy Ramachandran Landlords

And

Rajeev Dosaj
Ritu Dosaj
Divyansh Dosaj Tenants

Review Order

Ramachandran Kandiah and Vimalavathy Ramachandran (the 'Landlord') applied for an order to terminate the tenancy and evict Rajeev Dosaj, Ritu Dosaj and Divyansh Dosaj (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has:

- substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and
- willfully or negligently caused damage to the premises.

This application was resolved by order LTB-L-054880-24 issued on January 31, 2025.

On February 23, 2025, the Tenants requested a review of the order, and that the order be stayed until the request to review the order is resolved.

On February 24, 2025, interim order LTB-L-054880-24-RV-IN was issued, staying the order issued on January 31, 2025.

On May 30, 2025, interim order LTB-L-054880-24-RV-IN2 was issued granting the Tenants' review request. The application was adjourned for a new hearing to be held at a future date.

This application was heard by videoconference on January 15, 2026. The Landlord, Vimalavathy Ramachandran, the Landlord's daughter, K. Ramachandran, and the Tenants, attended the hearing. The Landlord's son-in-law / Property Manager, S. Gunaratnam, was also present.

Preliminary Issue:

The Landlords filed a request to amend the application indicating that the total costs for water, wastewater, and storm water services ('utility costs') owed by the Tenant was \$3,355.78. At the hearing, the Landlords reduced this amount by deducting a \$100.26 claim for late fees. As a result, the outstanding amount claimed was \$3,255.52.

Determinations:

1. As explained below, the Landlords have proven on a balance of probabilities the grounds for unpaid utility costs. Therefore, the Tenants will be ordered to pay to the Landlord, \$3,255.52.
2. The Tenant was in possession of the rental unit on the date the application was filed. The Tenant vacated the rental unit on December 6, 2024.
3. The outstanding claim is utility costs of \$3,255.52 for the period from June 2022 to December 2024.
4. The Landlord's daughter testified that the Tenant was responsible for 70% of the utility costs but since they moved into the unit in April 2022, they only paid \$500.00 on May 16, 2023. The Landlords provided a copy of the utility bills which substantiated their claim.
5. The Tenants did not dispute the Landlord's claims that they have only paid \$500.00 towards the utilities. The Tenants stated that they paid 100% of the gas and electricity bill even though they were not required to by the terms of the tenancy agreement. Order LTB-T-014677-25 issued on August 21, 2025, resolved this issue.
6. The Tenants will be ordered to pay \$3,255.52 to the Landlord plus the cost of \$186.00 the Landlords incurred for filing the application.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of December 6, 2024.
2. The Tenant shall pay to the Landlord \$3,441.52, which represents:
 - \$3,255.52 in outstanding utility costs, and
 - \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

February 6, 2026
Date Issued

Jitewa Edu
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.