



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

File Number: LTB-L-068548-24

In the matter of: 344 BATAVIA PL
WATERLOO ON N2L3W2

Between: Lajendra Singh Landlord

And

Karandeep Singh
Amrat Chhabra Former Tenants

Lajendra Singh (the 'Landlord') applied for an order requiring Karandeep Singh and Amrat Chhabra (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord attended the hearing.

As of 1:17 p.m., the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Landlord made submissions that he was not in a position to proceed and needed additional time to gather documents to prepare for the hearing. The Landlord had not served the Former Tenants with a copy of the L10 application or Notice of Hearing.
3. This matter was previously scheduled to be heard on July 2, 2025, and was adjourned because the Landlord had not served the Former Tenants.
4. The Landlord's application was filed in August 2024, and first came before the Board in July 2, 2025, at which time the Former Tenants had not been served. There was no evidence that the Landlord took any steps to comply with the service requirements after July 2, 2025, and the Landlord did not have prospects of locating the Tenants.

5. I am not satisfied that the Landlord served the Former Tenant 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. Based on the prior adjournment for the same reason, another adjournment is not appropriate in the circumstances.

It is ordered that:

1. The Landlord's application is dismissed.

February 5, 2026

Date Issued

Kyle McGraw

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.