



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-041571-25

In the matter of: 1011 COTTONTAIL WALK
ORLEANS ON K4A5H6

Between: Debra Warren Tenants
Shawn Deavy

And

Prakriti Kharel Landlord

Debra Warren and Shawn Deavy (the 'Tenants') applied for an order determining that Prakriti Kharel (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on January 27, 2026. Only the Landlord attended the hearing. As of 9:31 a.m., the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

February 9, 2026
Date Issued

Vishal Nanda
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.