



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-085077-25

**In the matter of:** 1212 KAMLOOPS ST  
WINDSOR ON N8W0B1

**Between:** CHETANKUMAR PATEL Landlord  
JITENDRA PATEL

**And**

NITHESH REDDY DASARI Tenant  
ANUSHA REDDY SINGIREDDY

CHETANKUMAR PATEL and JITENDRA PATEL (the 'Landlord') applied for an order to terminate the tenancy and evict NITHESH REDDY DASARI and ANUSHA REDDY SINGIREDDY (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 2, 2026.

Neither the Landlord or the Tenant were present or represented at the hearing as of 2:41 p.m. 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlord's application is dismissed.

**February 5, 2026**

**Date Issued**

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Carrie Bertrand

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.