



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-051154-25

In the matter of: 403, 403 Georgian drive
Barrie ON L4M7B4

Between: Dhairya Kotak Tenant

And

Hady Dief Landlord

Dhairya Kotak (the 'Tenant') applied for an order determining that Hady Dief (the 'Landlord') collected or retained money illegally.

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

Neither the Tenant nor the Landlord was present or represented at the hearing as of 9:30 am 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 10, 2026
Date Issued

Jagger Benham
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.