



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-018312-25

In the matter of: 5518 CHALLENGER DR
MISSISSAUGA ON L5M0G9

Between: Keegan Perch Tenants
Nikita DEFreitas

And

Bina Bhatti Landlord

Keegan Perch and Nikita DEFreitas (the 'Tenants') applied for an order determining that Bina Bhatti (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

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

Neither the Landlord nor the Tenants were present or represented at the hearing as of 9:28 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 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

Kyle Anderson
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.