



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-017924-25

In the matter of: 308 Eaglehead Crescent
OTTAWA ON K2S2J1

Between: Aditya Malhotra Tenant

And

Minh Xuan Duc Mai Landlords
Minh Thong Mai

Aditya Malhotra (the 'Tenant') applied for an order determining that Minh Xuan Duc Mai and Minh Thong Mai (the 'Landlords') :

- 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.

Only the Landlords and the Landlords' Legal Representative Daria Berezowska attended the hearing.

As of 9:24 am, the Tenant was 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 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

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.