



Order under Section 31 Residential Tenancies Act, 2006

Citation: Chaudhary v Effort Trust, 2026 ONLTB 12944

Date: 2026-02-11

File Number: LTB-T-086386-24

In the matter of: 1007, 1830 MAIN ST W
HAMILTON ON L8S1H5

Between: Dhvani Chaudhary Tenant

And

Effort Trust Landlord

Dhvani Chaudhary (the 'Tenant') applied for an order determining that Effort Trust (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on December 11, 2025.

The Landlord's legal representative Kimberly Hollaran, the Landlord's agent Kimberly Bourque, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The basis of the Tenant's claim is that the Landlord authorized a collections agency to collect a debt owed by the Tenant to the Landlord. The Tenant disputes that the debt is owing, but did not bring an application alleging that the Landlord illegally collected or retained money from her.
3. Seeking recovery of a debt is clearly not harassment. No evidence presented by the Tenant suggests that the Landlord's conduct was unreasonable in the circumstances. It is the Tenant's obligation to prove the merits of her case on a balance of probabilities and she has failed to do so.
4. Therefore, I find that the Landlord did not harass, obstruct, coerce, threaten or interfere with the Tenant. The Tenant's application must, therefore, be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

February 11, 2026

Date Issued

Jeremy Henderson

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.