



Order under Sections 20 & 31 of the Residential Tenancies Act, 2006

Citation: Daoud v Raja Bal, 2023 ONLTB 46060

Date: February 12, 2026

File Numbers: LTB-T-033167-22-HR (T2) & LTB-T-067488-22-HR (T6)

In the matter of: 171 NORICE STREET
NEPEAN, ON K2G2Y5

Between: Ramy Daoud & Maya Obeid Tenants

and

Kanwardev Raja Singh Bal Landlord

HEARING ORDER

Ramy Daoud and Maya Obeid (the 'Tenants') applied in T2 (LTB-T-033167-22) and T6 (LTB-T-067488-22, formerly EAT-99049-21) applications seeking an order determining that Kanwardev Raja Singh Bal (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenants;
- withheld or interfered with their vital services or care services and meals in a care home; and
- did not maintain or repair the residential complex or comply with health, safety, housing, and maintenance standards.

These matters had a long history at the LTB, being combined and scheduled for various hearing dates in 2022 to 2023.

This matter was adjourned at the Tenants' request on May 29, 2023. It was rescheduled from November 2, 2023.

I was seized and heard the matter by videoconference on November 18, 2025. The Landlord attended with his legal representative Andrew Hyland (paralegal). As of 9:30am (the hearing was scheduled to start at 9am), the Tenants were not present or represented at the hearing, although properly served with notice of the hearing by the LTB by mail on October 17, 2025.

I note the LTB received a returned envelope from Canada Post before the hearing, indicating the rental unit is vacant. The LTB did not receive any updated contact information from the Tenants,

so the rental unit address was the last known address for the Tenants as indicated in their applications.

I issued interim order LTB-T-033167-22-IN3 & LTB-T-067488-22-IN3 setting out deadlines for cost submissions.

Determinations:

1. Since the Tenants did not attend the November 18, 2025 hearing to support their applications, I find that the applications have been abandoned by the Tenants.
2. The Landlords' legal representative requested costs based on the Tenants' failure to request an adjournment, reschedule, or withdraw the applications before November 18, 2025.
3. It was submitted that in the companion civil matter that the Tenant Mr. Daod filed in court, discoveries occurred by videoconference. Mr. Daod was represented by counsel in Ottawa in the civil matter. While Mr. Daod may be currently residing in Egypt, he was able to attend the court proceedings virtually.
4. The Landlord has incurred significant legal fees totalling \$3,068.00 inclusive of tax and disbursements with respect to responding and attending to these applications at the LTB in 2022 and 2023.
5. The Landlord has incurred a further \$904.00 inclusive of tax and disbursements with respect to responding and attending to the November 18, 2025.
6. Given the procedural history of these matters, the Landlord requests they are entitled to costs of \$700.00 payable forthwith.
7. I find that it would be fair to award the Landlord costs of \$700.00. The LTB's Interpretation Guidelines 3 lists various scenarios of unreasonable conduct, which causes undue expense or delay. Unreasonable conduct includes "failing to take necessary steps, such as those required by the RTA or Rules"; "asking for adjournments or delays without justification", and "failing to prepare adequately for the hearing".
8. Several of the prior adjournment requests in these combined applications were made by the Tenants. Despite recently participating in court proceedings virtually, there was no reasonable explanation provided why the Tenants failed to engage in their applications at the LTB.
9. I find the Tenants' unreasonable conduct caused the increasing legal costs to the Landlord. I find the maximum allowable costs of \$700.00 for the whole day is fair to award in these circumstances. The LTB scheduled these combined applications for a full day hearing (9am – 4pm). The Landlord and his representative were prepared to attend for the whole day, to the detriment of being able to schedule any other activities for the day on November 18, 2025.

It is ordered that:

10. The Tenants' applications are dismissed.
11. The Tenants shall pay to the Landlord \$700.00 for costs on or before February 23, 2026 (standard 11 days from the issuance date of this order), to reimburse for the legal expenses incurred by the Landlord on November 18, 2025.
12. If the Tenants do not pay the full amount owing to the Landlord on or before February 23, 2026, the Tenants will owe interest. This will be simple interest calculated from February 24, 2026 onwards, at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Michelle Tan
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.