



**Order under Section 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-093096-24

In the matter of: 27 CINDY DR
ST CATHARINES ON L2M6K1

Between: Nathalie Tolub Landlord

And

Hailey Galicchio Former Tenants
Lifrani Haver

Nathalie Tolub (the 'Landlord') applied for an order requiring Hailey Galicchio and Lifrani Haver (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Nathalie Tolub (the 'Landlord') applied for an order requiring Hailey Galicchio and Lifrani Haver (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on February 11, 2026.

Only the Landlord's Legal Representative Sarah Narayan attended the hearing.

As of 9:15 a.m, the Former Tenants were not present or represented at the hearing.

Determinations:

1. I am not satisfied that the Landlord served the Former Tenants with the Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
2. The Board's records shows this matter was previously adjourned from September 29, 2025 because the Landlord had not served the Former Tenants with a copy of the application and the Notice of Hearing. The February 11, 2026 hearing date was peremptory on the Landlord to proceed.

3. The Certificate of Service filed in advance of the hearing by the Landlord does not indicate the Former Tenants were served with the Notice of Hearing for February 11, 2026.
4. I asked the Landlord's Legal Representative if the Notice of Hearing was served to the Former Tenants and Ms. Narayan stated she was not aware if was and that she believed only a copy of the L10 application was served. I confirmed with Ms. Narayan that the Notice of Hearing was not given to the Former Tenants in advance of the hearing.
5. The Board is required to hold expeditious hearings. This matter had already been adjourned for service and the hearing was peremptory on the Landlord to proceed. When I considered Rule 5.17 of the Board's Rules of Procedures as well as section 183 of the Residential Tenancies Act, 2006, (the Act), I did not find there was a reasonable basis to adjourn the file again and I dismissed the Landlord's application for a lack of service.

It is ordered that:

1. The Landlord's application is dismissed.

February 18, 2026
Date Issued

John Cashmore
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.