



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-045719-25

In the matter of: 24 MILFORD HAVEN DR
SCARBOROUGH ON M1G3C6

Between: DULASHA DIVIHARA RANATHUNGA Tenants
ARACHCHILAGE
PIYUSH MEHTA

And

SANTHOSH SIVANATHAN Landlords
SHUBHAM SHARMA

DULASHA DIVIHARA RANATHUNGA ARACHCHILAGE and PIYUSH MEHTA (the 'Tenants') applied for an order determining that SANTHOSH SIVANATHAN and SHUBHAM SHARMA (the 'Landlords'):

- 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.

This application was heard by videoconference on February 12, 2026.

Only the Landlords attended the hearing.

As of 9:30 a.m., the Tenants were 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 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 13, 2026
Date Issued

Vishal Nanda
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.