



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091232-25

In the matter of: B, 44 NORTH PARK GARDENS
BELLEVILLE ON K8P2M3

Between: Hares Sivanrupan Landlord

And

Dustin Dent Tenant

Hares Sivanrupan (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin Dent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 application)

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 application)

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

Neither the Landlord nor the Tenant were present or represented at the hearing as of 1:19 p.m. 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 18, 2026
Date Issued

Karen Gonçalves
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.