



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-079515-24

In the matter of: Main, 27 RICKABY ST
BOWMANVILLE ON L1C4X7

Between: Michael Colley Tenant
Tracey Phillips

And

Jeet Minhas Vikram Landlord
Amita Gulati

Michael Colley and Tracey Phillips (the 'Tenant') applied for an order determining that Jeet Minhas Vikram and Amita Gulati (the 'Landlord') :

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 12, 2026 at 09:00 am.

Only the Landlord attended the hearing.

As of 09:30 am, 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.

Additionally, on February 10, 2026 the Board was in receipt of a request to withdraw the application. However, given the request was filed by a party who has had their licensee to practice revoked and, on a form, not approved by the Board this request was not actioned.

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 Tenant's application is dismissed.

February 18, 2026
Date Issued

Kelly Delaney
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.