



**Order under Section 69 / 88.1 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-092712-23
LTB-T-001888-24

In the matter of: Main Floor Unit, 601 BURTON RD
OSHAWA ON L1J3Z9

Between: Mitali Kakran Landlord

And

Carlie Labelle Tenants
Diana Labelle
Brody Labelle
Michelle Labelle
Logan Malette
Alexa Labelle

Mitali Kakran (the 'Landlord') applied for an order to terminate the tenancy and evict Carlie Labelle, Diana Labelle, Brody Labelle, Michelle Labelle, Logan Malette and Alexa Labelle (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

Mitali Kakran (the 'Landlord') also applied for an order requiring Carlie Labelle, Diana Labelle, Brody Labelle, Michelle Labelle, Logan Malette and Alexa Labelle (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Mitali Kakran (the 'Landlord') also applied for an order requiring Carlie Labelle, Diana Labelle, Brody Labelle, Michelle Labelle, Logan Malette and Alexa Labelle (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

Mitali Kakran (the 'Landlord') also applied for an order requiring Carlie Labelle, Diana Labelle, Brody Labelle, Michelle Labelle, Logan Malette and Alexa Labelle (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Michelle Labelle and Logan Malette (the 'Tenants') applied for an order determining that Mitali Kakran (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenants replacement keys.
- 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.
- did not give the Tenants 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenants.

This application was heard by videoconference on February 9, 2026.

At the hearing of LTB-T-001888-24 on February 9, 2024, the parties requested that LTB-T-001888-24 be combined with LTB-L-092712-23 and the request was granted.

Only the Landlord Mitali Kakran 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:

L2 Application

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.

T2 Application

2. Since the Tenants did not attend the hearing to support their application, I find that the application has been abandoned.

It is ordered that:

L2 Application

3. The application having been withdrawn, the LTB's file is closed.

T2 Application

4. The Tenants' application is dismissed.

February 18, 2026
Date Issued

Christopher Lin
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.