



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-055883-25

In the matter of: Basement, 36 PATHWAY DR
BRAMPTON ON L6X0Z7

Between: CHANDEEP SINGH Tenants
RAJBIR KAUR

And

DEVENDER SHARMA Landlords
NIRMALA SHARMA

CHANDEEP SINGH and RAJBIR KAUR (the 'Tenants') applied for an order determining that DEVENDER SHARMA and NIRMALA SHARMA (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 17, 2026. The Tenants, the Tenants' Legal Representative, Umer Iltaf, and the Landlords' Agent, Lokesh Sharma, attended the hearing.

Determinations:

1. In the Tenants' application no reasons for filing the application were selected, no remedies were selected or entered and no schedule was attached to the application. In light of this, it was unclear what the Tenants' application was about or what remedies they were seeking.
2. The Tenants' Legal Representative submitted that evidence was filed with the Board and served on the Landlord regarding their claims. As explained at the hearing, this is not sufficient. An application filed with the Board must include sufficient particulars such as the reasons for filing, a description of the issues and the remedies sought. This is so the respondent understands the case to be met and can prepare their response accordingly.
3. Section 197 (1) of the *Residential Tenancies Act, 2006* (the 'Act') states that the Board may dismiss an application without holding a hearing or refuse to allow an application to be filed if, in the opinion of the Board, the matter is frivolous or vexatious, has not been initiated in good faith or discloses no reasonable cause of action.
4. As the Tenants' application discloses no reasonable cause of action, the application must be dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

February 24, 2026

Date Issued

Rachel Gibbons

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.