



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

File Number: LTB-T-058227-25

In the matter of: 138 Cherrywood Drive
Newmarket ON L3Y2X7

Between: Flavia Adong Tenant

And

Vipul Patel Landlord
Kamal Sagoo

Flavia Adong (the 'Tenant') applied for an order determining that Vipul Patel and Kamal Sagoo (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 23, 2026.

Only the Landlord and Landlord's Legal Representative, Kim Teel, attended the hearing.

As of 9:56 a.m., the Tenant was 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 Tenant 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 26, 2026
Date Issued

Joy Xiao
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.