



Order under Section 130 Residential Tenancies Act, 2006

File Numbers: LTB-T-031699-23
LTB-T-036121-23

In the matter of: Basement, 106 Braymore Blvd
Scarborough Ontario M1B2N5

Between: Shawn Chaitra Tenant
Sasha Mohammed

And

Ranvir Johal Landlord

Shawn Chaitra and Sasha Mohammed (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to:

- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex (*T3 Application*)

The Tenants also applied for an order determining that the Landlord:

- collected or retained money illegally (*T1 Application*)

This application was heard by videoconference on February 26, 2026. Only the Landlord, Represented by Jeffrey Shabes, attended the hearing.

As of 9:31 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:

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 27, 2026
Date Issued

Jane Dean
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.