



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

File Number: LTB-L-096142-25

In the matter of: 44 Valleyway Drive
Brampton ON L6X5G2

Between: Aisha Choudrey Landlord

And

Harshalkumar Patel Tenant

Aisha Choudrey (the 'Landlord') applied for an order to terminate the tenancy and evict Harshalkumar Patel (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 3, 2026. Only the Tenant attended the hearing. As of 9:34am, the Landlord was not present or represented at the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

March 9, 2026
Date Issued

Fabio Quattrociocchi
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.