



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-061887-25

In the matter of: Upper level, 32 Garfield lane
St Catharines ON L2R7G9

Between: Colombia Kamt de Viviano Landlord

And

Jonathan Pratt Former Tenant

Colombia Kamt de Viviano (the 'Landlord') applied for an order requiring Jonathan Pratt (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 19, 2026.

Only the Landlord attended the hearing,

Determinations:

1. The Landlord did not serve the application and Notice of Hearing as required by section 189.0.1(2) of the *Residential Tenancies Act, 2006* (the 'Act').
2. On December 8, 2025, the Board issued a direction to the Landlord outlining the consequences of not serving the Tenant by January 10, 2026
3. I am not satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the Act and Rule 3.3 of the LTB's Rules of Procedure.
4. Therefore, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 12, 2026
Date Issued

Bryan Delorenzi
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.