



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-069536-25

In the matter of: 11 LOCKTON ST
WHITBY ON L1P0E1

Between: Richard Bollers Tenants
Andrea Bollers

And

Sunita Patel Landlords
Prafulchandra Patel

Richard Bollers and Andrea Bollers (the 'Tenants') applied for an order determining that Sunita Patel and Prafulchandra Patel (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on March 19, 2026.

Only the Landlords, their support Kesha Patel and the Landlords' legal representative Sridhar Mula attended the ACC.

As of 9:29 am, the Tenants were not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the hearing. The Tenants did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

March 25, 2026
Date Issued

Dana Wren
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.