



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-011886-25

In the matter of: 343 MITTON ST N
SARNIA ON N7T6J6

Between: Rayawattie Van Sertima Landlord
Carl Van Sertima

And

Rebecca Sanford Former Tenant
Christopher Sanford
Karryn Sanford
Charli Sanford

Rayawattie Van Sertima and Carl Van Sertima (the 'Landlord') applied for an order requiring Rebecca Sanford, Christopher Sanford, Karryn Sanford and Charli Sanford (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Rayawattie Van Sertima and Carl Van Sertima (the 'Landlord') applied for an order requiring Rebecca Sanford, Christopher Sanford, Karryn Sanford and Charli Sanford (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Rayawattie Van Sertima and Carl Van Sertima (the 'Landlord') applied for an order requiring Rebecca Sanford, Christopher Sanford, Karryn Sanford and Charli Sanford (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

Procedural History:

1. The application was before the Board on August 26, 2025, and adjourned at the Landlord's request.

This application was heard by videoconference on January 13, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:19 p.m. 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 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.

April 1, 2026
Date Issued

Anthony Bruno
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.