



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: SHARMA v ABHILASH, 2026 ONLTB 26982

Date: 2026-03-30

File Number: LTB-L-090743-25-RV

In the matter of: Basement Unit, 18 MODESTO CRES
BRAMPTON ON L6P1N4

Between: VIJAY SHARMA

Landlord

And

ABHILASH ABHILASH
ANKIT ANKIT
HARSH HARSH

Tenant

Review Order

VIJAY SHARMA (the 'Landlord') applied for an order to terminate the tenancy and evict ABHILASH ABHILASH, ANKIT ANKIT and HARSH HARSH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-090743-25 issued on February 24, 2026.

On March 25, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. The order under review dismisses the Landlord's L1 application because none of the three Tenants were in possession of the rental unit when the application was filed on October 28, 2025.
2. The Landlord's review request challenges the finding of fact that all three Tenants had vacated the unit by September 24, 2025. In particular, the Landlord challenges the finding of fact that the Tenant HH had vacated the rental unit on this date.
3. The Landlord submits that the Member ignored or paid no attention to various pieces of evidence or the lack of certain evidence. The gist of these submissions is that the Landlord submits that the finding of fact that HH vacated the unit on September 24, 2025 is wrong.

4. This finding of fact was made on the basis of HH's testimony that he had vacated the unit by September 15, 2025 and left the rental unit keys with the upper unit tenants on September 24, 2025, as well as a text message to the Landlord on September 23, 2025 saying "Wednesday is the last day." At the hearing the Landlord testified that he had not inspected the unit to confirm vacant possession after he received this text and he had not taken any steps to communicate with HH after he had received this text message to confirm that HH had left the unit. In the review request the Landlord submits that HH's text message was ambiguous but according to his own evidence he did not attempt to clarify the meaning of the text message after it was sent.
5. The Member's finding of fact that HH vacated the unit on September 24, 2025 is reasonable based on the evidence given at the hearing. HH testified he had left earlier than this date and left his keys with another tenant on this date. The Landlord did not exercise due diligence to investigate whether HH had actually vacated after he had sent a text message suggesting that he was vacating soon. Due to the Landlord's lack of diligence, the best evidence given at the hearing led to the reasonable conclusion that HH had vacated on September 24, 2025.
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-L-090743-25 issued on February 24, 2026 is denied. The order is confirmed and remains unchanged.

March 30, 2026

Date Issued

Renée Lang

Vice Chair, 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.