



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-038417-25

In the matter of: 613 Canfield pl
Shelburne ON L9V3A5

Between: Mark Harlow Tenants
Andrea Racine

And

Ranjit Dhaliwal Landlord

Mark Harlow and Andrea Racine (the 'Tenants') applied for an order determining that Ranjit Dhaliwal (the 'Landlord'):

- did not give the Tenants 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenants.

This application was heard by videoconference on March 31, 2026.

Only the Landlord attended the hearing.

As of 9:31 a.m., the Tenants were not present or represented at the hearing 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed

April 2, 2026
Date Issued

Panagiotis P. Roupas
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.