



**Order under Section 87 / 88.2 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-042039-25

In the matter of: 8822 SHEPPARD AVE E
Toronto ON M1B5R7

Between: NILA SIVA Landlord

And

Tanya Pelensky Former Tenant
Derek Lachance

NILA SIVA (the 'Landlord') applied for an order requiring Tanya Pelensky and Derek Lachance (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

NILA SIVA (the 'Landlord') applied for an order requiring Tanya Pelensky and Derek Lachance (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

NILA SIVA (the 'Landlord') applied for an order requiring Tanya Pelensky and Derek Lachance (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.

This application was heard by videoconference on March 26, 2026.

Neither the Landlord nor the Former Tenant were present or represented at the hearing as of 3:05pm, 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 10, 2026

Date Issued

Greg Brocanier

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.