



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-074150-25

In the matter of: 3, 40 LAUREL ST
WATERLOO ON N2J2H2

Between: Richard Lee Kilpatrick Tenant

And

2307426 Ontario Inc. and Andrew Sukhiani Landlords

Richard Lee Kilpatrick (the 'Tenant') applied for an order determining that 2307426 Ontario Inc. and Andrew Sukhiani (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on March 24, 2026.

As of 10:02 am, only the Landlord's Agent, Janice Sukhiani, was present 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. I confirm that no one for the Tenant came forward during the entirety of the full day hearing block.

As a preliminary matter, the Landlord's Agent indicated that 2307426 Ontario Inc. needs to be added to the style of cause as a co-Landlord. The title of proceedings above reflects this correction.

Determinations:

1. Since the Tenant did not attend the hearing to support their T1 application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 10, 2026
Date Issued

Alex Brkic
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.