



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-005608-26

In the matter of: 28 SOUTHAMPTON DR
SCARBOROUGH ON M1K4V7

Between: Kirubanandan Muthu Landlord

And

Vivek Nair Tenant
Parvathy Gangadharan Pillai

Kirubanandan Muthu (the 'Landlord') applied for an order to terminate the tenancy and evict Vivek Nair and Parvathy Gangadharan Pillai (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Kirubanandan Muthu (the 'Landlord') also applied for an order requiring Vivek Nair and Parvathy Gangadharan Pillai (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 7, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 9:40 a.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 9, 2026
Date Issued

Paula West Oreskovich
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.