



**Order under Section 115 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-099943-25

In the matter of: 305, 200 White Oaks Crt
Whitby ON L1P1B8

Between: Champadai Khelawan Tenant
Stephen Martelley

And

Capreit Landlord

Champadai Khelawan and Stephen Martelley (the 'Tenant') applied for an order determining that Capreit (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 9, 2026.

Only the Landlord's Legal Representative, and the Landlord attended the hearing. As of 1:30 p.m., the Tenant was 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 14, 2026
Date Issued

Joy Xiao
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.