



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

File Number: LTB-T-069131-25

In the matter of: 3A, 1305 KING ST W
TORONTO ON M6K1G9

Between: JITHIN KURUVILLA PHILIP Tenant

And

John Paul Sacco Landlords
Kelly Reid Luminoso

JITHIN KURUVILLA PHILIP (the 'Tenant') applied for an order determining that John Paul Sacco and Kelly Reid Luminoso (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 2, 2026.

Only the Landlords attended the hearing.

As of 10:10, 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:

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

It is ordered that:

The Tenant's application is dismissed.

April 14, 2026
Date Issued

Jeanie Theoharis
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.

