



Order under Section 69 Residential Tenancies Act, 2006

Citation: CHADHA v DALY, 2026 ONLTB 32790

Date: 2026-04-24

File Number: LTB-L-046759-24

In the matter of: UNIT A (MAIN FLOOR ONLY), 334 QUEEN ST S
MISSISSAUGA ON L5M1M2

Between: RAJAN CHADHA
SHREDHA CHADHA Landlords

And

JULIE DALY Tenant

RAJAN CHADHA and SHREDHA CHADHA (the 'Landlords') applied for an order to terminate the tenancy and evict JULIE DALY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026 at 10:15 a.m.

The Landlords Rajan Chadha, Shredha Chadha, the Landlord's representative Maria Shepherd, licensed paralegal and the Tenant July Daly attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Determinations:

1. At the onset of the hearing the Landlord sought to withdraw the matter. The Landlord's representative advised that the Tenant has vacated the rental unit and that the Landlord no longer seeks any relief from the Board, including any arrears.
2. The Tenant objected to the withdrawal, submits the application should be dismissed; however that they should also be permitted to raise their section 82 issues as well as various issues the Tenant describes as jurisdictional.
3. After taking submission from both parties, I do not find that it is necessary to make determination on the issues raised by the Tenant. The application before the Board is the Landlord's L1 application and the Landlord no longer seeks any remedy and therefore there is no live issue before the Board to primarily determine. Also, the Tenant's proposed issues arise only as a potential defense under section 82 of the *Residential Tenancies Act*,

2006 ('the Act') and those issues do not constitute a separate application before the Board and cannot proceed independently of the Landlord's claim for arrears of rent.

4. Also, the Tenant was directed by an interim order dated October 24, 2025 to provide particulars of the issues they intend to raise by December 31, 2025. I find that although the Tenant filed a document on December 31, 2025, the issues listed in that document did not identify the remedies sought for the issues specified in the Tenant's list of issues; in particular, the Tenant has not specified any specific rent abatement or other relief requested in relation to any of the enumerated issues. The Board cannot speculate as to the nature of the relief being sought.
5. I have also considered the Tenant's submissions that she did not have time to prepare the document in full by the December 31, 2025 deadline, citing medical reasons, a lack of access to evidence, and the timing of the deadline being during the holiday season. Here, I note that the Tenant did not submit any documentary evidence to support her testimony about a contemporaneous medical condition that may have prevented the Tenant from meeting the December 31, 2025 deadline and also made no requests to the Board, the Landlord or to the Landlord's representative in advance of the deadline requesting an extension. In the absence of supporting documentary evidence and given no request for an extension was made prior to the deadline, I am not satisfied that the Tenant's explanation justifies the failure to comply with the interim order.
6. Therefore, I find the Tenant has not complied with the October 24, 2025 interim order, in particular paragraph 4 e) of the interim, as they have not provided sufficient particulars on the remedies being sought. As a result, the Tenant's section 82 issues are not properly before the Board and cannot be considered in this proceeding.
7. In these circumstances, as there are no substantive issues remaining before the Board, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 24, 2026
Date Issued

Greg Witt
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.