



Order under Section 31 Residential Tenancies Act, 2006

Citation: Prajapati v Christopher, 2026 ONLTB 33954

Date: 2026-04-27

File Number: LTB-T-059562-25

In the matter of: 396 MARION AVE
OSHAWA ON L1J3B1

Between: Rohitkumar Prajapati Tenant

And

Ronald Christopher Landlord

Rohitkumar Prajapati (the 'Tenant') applied for an order determining that Ronald Christopher (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 12, 2026.

Only the Tenant attended the hearing.

As of 9:47 a.m., the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Board does not have jurisdiction regarding the allegations contained in the Tenant's application. Therefore, the application is dismissed.
2. Per the Tenant's testimony, the parties entered into a contractual agreement to end the tenancy between the parties. The Tenant moved out of the rental unit on June 15, 2026, on agreement of the parties. Ending the tenancy. The Tenant alleges that, after the tenancy terminated, the Landlord failed to fulfill terms of the contractual arrangement between the parties.
3. The Tenant's application is solely based on allegations about conduct that took place after the termination of the tenancy between the parties. Therefore, the Act is not applicable and the Board does not have jurisdiction to make any findings with respect to this conduct.

4. As such, the application does not disclose a reasonable cause of action before the Board and Tenant's application is dismissed pursuant to section 197 of the Act.

It is ordered that:

1. The Tenant's application is dismissed.

April 27, 2026
Date Issued

Jeremy Henderson
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.