



Order under Section 31 Residential Tenancies Act, 2006

Citation: Hiadary v Ramkissoon, 2026 ONLTB 34801

Date: 2026-04-29

File Numbers: LTB-T-038713-23
LTB-T-042054-23

In the matter of: Basement, 12 BEACON AVE -
HAMILTON ON L8T2N3

Between: Loay Hiadary Tenants
Hawra Alkayat

APR 29, 2026

And

Houmesh Ramkissoon Landlords
Chatwante Dookie

Loay Hiadary and Hawra Alkayat (the 'Tenants') applied for an order determining that Houmesh Ramkissoon and Chatwante Dookie (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.
- failed to meet the Landlords' maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 21, 2026. The first named Tenant, the Tenants' legal representative, Glenn Gosling, the second named Landlord, and the Landlords' legal representative, Jayant Unny attended the hearing.

Determinations:

1. As explained below, the Tenants' application must be dismissed.
2. There is no dispute that the residential complex was sold sometime in February 2024, however the Tenants remained in possession of the rental unit after that date. Therefore, the Landlords named in this application became a former landlord. As such, the Board issued LTB-T-038713-23-IN on July 23, 2024, requiring the Tenants to serve on the new Landlords with a copy of the application and materials. They were required to complete this by August 7, 2024. The Tenants did not comply with the interim order.

3. The applications were scheduled for a hearing on February 24, 2025, which was adjourned at the Landlords request. The adjournment sheet indicates that the Tenants failed to comply with the interim order as of the date of the hearing, that the Tenants were instructed that they must amend the applications to include their current Landlords, and they were advised that their applications may be dismissed if not completed. The Board also marked the applications peremptory on the Tenants.
4. As of the second adjourned hearing date on January 21, 2026, the Tenants still had not complied with the interim order issued July 23, 2024, or per the oral directions given to them at the February 24, 2025, hearing date (those instructions were also recorded on the LTB's adjournment sheet. The Tenants were informed of the consequences if they failed to comply with the Board's directions.
5. Given the passage of time, I was not satisfied that providing the Tenants with, yet another adjournment would yield a different result. As the Board lacks the jurisdiction to make an order against a former Landlord the application discloses no reasonable cause of action- therefore, in accordance with section 197 of *Residential Tenancies Act, 2006* (the 'Act'), the application must be dismissed.

It is ordered that:

1. The Tenants application is dismissed.

April 29, 2026
Date Issued

Curtis Begg
Member, Landlords and Tenants Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.