



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-029809-25

In the matter of: 52 BEAUFORT HILLS RD
RICHMOND HILL ON L4E2N1

Between: Anshu Sharma Tenants
Michael Sananes

And

BH Properties Limited Landlord

Anshu Sharma and Michael Sananes (the 'Tenants') applied for an order determining that BH Properties Limited (the 'Landlord') entered the rental unit illegally and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 28, 2026.

Only the Landlord's agent Dennis Domenichini, and the Landlord's legal representative Roman Komarov attended the hearing.

As of 10:04 a.m., the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

May 1, 2026
Date Issued

Inderdeep Padda
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.