



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

**File Number:** LTB-T-098311-25

**In the matter of:** B, 208 Laidlaw St  
Timmins ON P4N2P8

**Between:** Rahul Shah Tenant

**And**

Brijesh Patel Landlord

Rahul Shah (the 'Tenant') applied for an order determining that Brijesh Patel (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 30, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 2:11pm, 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenant's application is dismissed.

**May 11, 2026**  
**Date Issued**

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Greg Brocanier  
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.