



Order under Section 87 / 88.2 / 89 Residential Tenancies Act, 2006

Citation: Jahangirli v Dennis, 2026 ONLTB 41490

Date: 2026-05-28

File Number: LTB-L-018357-25

In the matter of: (main floor), 73 HICKORY HEIGHTS CRES
KITCHENER ON N2N1H3

Between: Anar Jahangirli Landlord

And

Anthony Dennis Former Tenant

Anar Jahangirli (the 'Landlord') applied for an order requiring Anthony Dennis (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on May 5, 2026.

Only the Landlord attended the hearing.

As of 9:30 a.m. the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence

Determinations:

1. This matter was previously scheduled on December 3, 2025 and adjourned for the Landlord to complete service in accordance with the Rules.

2. I am not satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. Rule 3.3 of the Rules of Procedure requires the Landlord to prove that documents served by email actually came to the attention of the Former Tenants. The Landlord was directed to provide a declaration stating why they believe the emailed documents came to the attention of the Former Tenants,
4. The Landlord submitted copies of email correspondence between the parties during and after the tenancy to confirm that the Former Tenant uses the email address. These documents do not confirm that the Former Tenant received the L10 Application or the Notice of Hearing. The last email was dated June 26, 2025, which is before the Notice of Hearing was issued, and references a discontinued claim for Small Claims Court.
5. As this matter has previously been adjourned to allow the Landlord to complete service in accordance with the Rules, another adjournment would not be appropriate.
6. As the Application and Notice of Hearing were not served in accordance with the Rules and the Former Tenant was not present, the application must be dismissed.

It is ordered that:

1. The application is dismissed.

May 28, 2026
Date Issued

Dawn Carr
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.