



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-060790-25

In the matter of: 3 SILVERTIP CRES
SCARBOROUGH ON M1E4T4

Between: Nina Willis Tenant

And

William Halder Landlord
Sivapatham Legal Services

Nina Willis (the 'Tenant') applied for an order determining that William Halder and Sivapatham Legal Services (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 21, 2026.

The Tenant, the Landlord and the Landlord's Legal Representative Thirusenthuran Sivapatham attended the hearing.

Preliminary Issue: Adjournment Request

1. The Tenant sought an adjournment of the matter as she thought the notice of hearing she received was for her T2, T6 application and was not prepared to proceed. She further believed that her T2, T6 application should be heard before this application.
2. The Tenant confirmed that she received a notice of hearing on this matter, but had not looked at which file number the notice related to. She further believed that the T2, T6 matter should be heard before her T1 application, but was unable to indicate why it was necessary for the T2, T6 application to be heard prior apart from it being filed first. Additionally the Tenant's request to combine her T1 application with the T2, T6 application was previously denied by the Board.
3. The Landlord was opposed to the adjournment request.
4. Having considered the factors in Rule 21.8, the reason for the adjournment request, the position of the parties the prejudice to the parties, I am not satisfied that an adjournment is appropriate. As such the Tenant's request for an adjournment is denied. I did offer to hold the matter down for the Tenant to review her matter and prepare for the scheduled hearing.

T1 Application

5. After the denial of the adjournment request, the Tenant sought to withdraw the application and I consented to the request.
6. The application having been withdrawn, the LTB's file is closed.

June 5, 2026
Date Issued

Sean Ramage
Member, Landlord and Tenant 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.