



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-084061-25

In the matter of: Basement, 107 Milford Haven drive
Toronto ON M1G3C9

Between: Nipan MacWana Tenant

And

Sivaraj Baktharaman Landlord

Nipan MacWana (the 'Tenant') applied for an order determining that Sivaraj Baktharaman (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's 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 at an Adjudicative Case Conference by videoconference on June 9, 2026.

Only the Landlord, Baktharaman Sivaraj, attended the hearing.

As of **10:06am**, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB by email on March 2, 2026 based on the Tenant's consent in the Tribunals Ontario Portal which was given on October 6, 2025. There was no record of a request to adjourn the hearing and no request to change the method for service of documents by the LTB.

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.

June 15, 2026

Date Issued

Terri van Huisstede

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.