



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

File Number: LTB-T-025705-26

In the matter of: 206, 306 PARTINGTON AVE
WINDSOR ON N9B2N5

Between: SHELLEY FAORO Tenant

And

RACHELLE BONDY Landlord

SHELLEY FAORO (the 'Tenant') applied for an order determining that RACHELLE BONDY (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 15, 2026.

Only the Tenant attended the hearing.

As of 9:30 a.m., the Landlord was 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. For the reasons that follow, the Tenant's application is dismissed.
2. I raised a preliminary concern with the Tenant regarding the Notice of Hearing being returned and not delivered to the Landlord.
3. The Tenant confirmed that Rachelle Bondy ("R.B.") was in fact an employee of the management company that managed the rental unit, but she could not confirm if R.B. still worked there.
4. I find that R.B. does not meet the definition of "Landlord" under section 2(1) of the *Residential Tenancies Act, 2006* (the 'Act').
5. Under section 2(1), "landlord" includes,
 - (a) the owner of a rental unit or any other person who permits occupancy of a rental unit, other than a tenant who occupies a rental unit in a residential complex and who permits another person to also occupy the unit or any part of the unit,

(b) the heirs, assigns, personal representatives and successors in title of a person referred to in clause (a), and

(c) a person, other than a tenant occupying a rental unit in a residential complex, who is entitled to possession of the residential complex and who attempts to enforce any of the rights of a landlord under a tenancy agreement or this Act, including the right to collect rent; ("locateur")

6. The Tenant could not confirm if R.B. was still employed by the legal landlord. Therefore, I am not satisfied that the legal landlord was named on the application or that they are aware of today's proceedings and the application is dismissed.
7. Furthermore, even if the application did proceed, the Tenant failed to select any remedies for the Board to award and the application is moot.

It is ordered that:

1. The Tenant's application is dismissed.

June 24, 2026

Date Issued

Vishal Nanda

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.