



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-018192-25

**In the matter of:** 1623 Church Street  
Windsor ON N8X1V6

**Between:** Crystal Pettit Tenant

**And**

Saphalata Investments Ltd Landlords  
Nevin Bhimani

Crystal Pettit (the 'Tenant') applied for an order determining that Saphalata Investments Ltd and Nevin Bhimani (the 'Landlords') : substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 application)

This T2 application was heard by videoconference on June 4, 2026. Only the Landlords' Legal Representative, Kristen Jarvis, attended the hearing.

As of 9:30 am, the Tenant 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. The Landlords' Legal Representative indicated she sent an email to the Tenant concerning this hearing. I confirm that no one for the Tenant appeared for the duration of the hearing block.

**Determinations:**

1. Since the Tenant did not attend the hearing to support their T2 application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenant's application is dismissed.

**June 22, 2026**  
**Date Issued**

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Alex Brkic  
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.