



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-044746-25

In the matter of: 304, 2035 UNIVERSITY AVE W
WINDSOR ON N9B1E1

Between: Bill Joseph Williams Tenant

And

Greg McCarroll Landlord

Bill Joseph Williams (the 'Tenant') applied for an order determining that Greg McCarroll (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant (T2 Application).

The Tenant also applied for an order determining that the Landlord collected or retained money illegally (T1 Application).

The Tenant also applied for an order determining that the Landlord served a notice of termination in bad faith (T5 Application)

This application was heard by videoconference on December 22, 2025.

As of 4:00pm, neither the Tenant nor the Landlord were 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.

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.

January 7, 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.