



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

File Number: LTB-T-035477-25

In the matter of: 966558 OXFORD WATERLOO RD
PLATTSVILLE ON N0J1S0

Between: JOHN PAUL SCROGGINS Tenants
GULSANAM SCROGGINS

And

STEFAN ARKINK Landlords
ESTER ARKINK
ARKINK FARMS INC.

JOHN PAUL SCROGGINS and GULSANAM SCROGGINS (the 'Tenants') applied for an order determining that STEFAN ARKINK, ESTER ARKINK and ARKINK FARMS INC. (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenants.

This Adjudicative Case Conference was heard by videoconference on January 8, 2026.

Only the Landlords' Legal Representative Danielle Kimmel and the Landlords attended the hearing.

As of 9:30 am, the Tenants were 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.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

January 15, 2026
Date Issued

Jagger Benham
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.