



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-108953-25

In the matter of: Basement, 350 Victoria Street North
Guelph On N1E5J4

Between: Sean Miller Applicant

And

June Zeigler Respondent
The Estate of James Craig

Sean Miller (the 'Applicant') applied for an order determining that June Zeigler and The Estate of James Craig (collectively, the 'Respondent'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Applicant replacement keys.

The Applicant also applied for an order determining that *the Residential Tenancies Act, 2006* applies to this tenancy.

This application was heard by videoconference on January 9, 2026. Only the respondent attended the hearing. As of 9:32 am the Applicant 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.

Determinations:

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

It is ordered that:

1. The application is dismissed.
2. Interim order LTB-T-108953-25-IN issued by the LTB on December 30, 2025 is cancelled.

January 12, 2026
Date Issued

Vladimir Nikitin

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.