



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

**File Number:** LTB-T-057404-25

**In the matter of:** 12 York Street  
Toronto ON M5J0A9

**Between:** 5040780 Ontario Incorporated Tenant

**And**

Harrington Housing Landlord

5040780 Ontario Incorporated (the 'Tenant') applied for an order determining that Harrington Housing (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.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 19, 2026.

Neither the Tenant nor the Landlord were present or represented at the ACC as of 9:36 a.m. although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

### **Determinations:**

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

### **It is ordered that:**

1. The Tenant's application is dismissed.

**January 20, 2026**  
**Date Issued**

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**Mark Melchers**  
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.