



**Order under Sections 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-056782-25

In the matter of: ROOM NO. 1, 514 AYLMER STREET NORTH
PETERBOROUGH ON K9J3W5

Between: Dylan Ward Tenant

And

The Armoury House Inc Landlords
Michael Kohl
Heather Anne Richmond

Dylan Ward (the 'Tenant') applied for an order determining that The Armoury House Inc, Michael Kohl and Heather Anne Richmond (the 'Landlords'):

- entered the rental unit illegally.
- 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.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 9, 2026.

Neither the Tenant nor the Landlords were present or represented at the hearing as of 10:36 a.m. 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.

February 18, 2026
Date Issued

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.