



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

File Number: LTB-T-053688-25

In the matter of: 1, 60 CARLTON RD
BARRIE ON L4M 5J6

Between: Jacob Potter Tenant

and

Steven Pressey Landlord

Jacob Potter (the 'Tenant') applied for an order determining that Steven Pressey (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.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on February 11, 2026.

Only the Landlord and the Landlord's spouse, Heather Money, attended the hearing. As of 10:02 am, the Tenant 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. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

February 19, 2026
Date Issued

Nersi Makki
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.