



Order under Section 30 & 31 Residential Tenancies Act, 2006

File Number: LTB-T-068156-24

In the matter of: 66 LOWRY SQ
SCARBOROUGH ON M1B1N6

Between: Anya Nicola Henry
Joyce Henry
Tenants

And

Christopher Jonathan Reynolds
Landlord

Anya Nicola Henry and Joyce Henry (the 'Tenants') applied for an order determining that Christopher Jonathan Reynolds (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 Tenants replacement keys; substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; harassed, obstructed, coerced, threatened or interfered with the Tenants; and withheld or interfered with their vital services or care services and meals in a care home.

The Tenants also applied for an order determining that the Landlord 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 11, 2026.

Only the Landlord attended the hearing.

As of 9:39 a.m., 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.

February 18, 2026
Date Issued

Madeline Ntoukas
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.