



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-055346-25

In the matter of: Basement, 1440 Gaultois Avenue
Ottawa ON K1C3G8

Between: Cameron William Mulligan
Ayelen Tatiana Ruggirello Tenants

And

Vishal Sharma Landlord

Cameron William Mulligan and Ayelen Tatiana Ruggirello (the 'Tenants') applied for an order determining that Vishal Sharma (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.

This application was heard by videoconference on February 19, 2026.

Only the Landlord attended the hearing.

As of 9:31 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 25, 2026
Date Issued

Panagiotis P. Roupas
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.