



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

File Number: LTB-T-095896-24

In the matter of: 5, 257 CARLTON ST
ST CATHARINES ON L2N1B6

Between: Jennifer Daniels
Donato Scappaticci Tenants

And

Capital INC. Landlord

Jennifer Daniels and Donato Scappaticci (the 'Tenants') applied for an order determining that Capital INC. (the 'Landlord') altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenants replacement keys.

This application was heard by videoconference on February 18, 2026.

Only the Tenant Jennifer Daniels, attended the hearing. As of 1:54 pm, the Landlord was not represented at the hearing although properly served. Therefore, I heard the application based on the Tenant's evidence.

Determinations:

1. The Tenant testified that the Landlord's agents forced her to vacate the rental unit on November 5, 2023 and she discovered that her belongings had been placed on the lawn when she came to retrieve them on November 18, 2023. She seeks the cost of her personal property.
2. The application was not filed until November 26, 2024 which is more than one year after the day the alleged conduct giving rise to the application occurred. Therefore the application must be dismissed because it is statute-barred by the one-year limitation period contained subsection 29(2) of the Act.

It is ordered that:

1. The application is dismissed.

February 25, 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.