



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-010240-26

In the matter of: 72 Graham road
MASSEY ON P0P1P0

Between: Melanie Larochelle Tenant

And

Dennis Martin Landlord

Melanie Larochelle (the 'Tenant') applied for an order determining that Dennis Martin (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 27, 2026.

Only the Tenant attended the hearing.

As of 9:30am, the Landlord 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. Based on the Tenant's uncontroverted testimony, I find that it is more likely than not that the Landlord locked the Tenant out of their rental unit without providing them a replacement key on or about December 30th, 2025. This was done during the Tenant's occupancy of the rental unit and contrary to s. 24 of the Residential Tenancies Act, 2006 (the 'Act').

Remedies

2. The Tenant's uncontroverted testimony was that the Landlord is still in possession of the Tenant's belongings that are located at the rental unit. Therefore, I find that the Landlord is/are in possession of the Tenant's property. The Landlord must return all of the Tenant's property in the Landlord's possession, or that the Landlord can get back from other people.

3. The Tenant withdrew their request for any other remedies.

It is ordered that:

1. The Landlord shall immediately return to the Tenant all Tenant's property that is in the possession or control of the Landlord by.

March 2, 2026
Date Issued

Vladimir Nikitin
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.