



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

File Number: LTB-T-099501-24

In the matter of: 806A, 710 Humberwood Blvd West
Etobicoke Ontario M9W7J5

Between: Arsahia Morris Tenant
Dwight Smith

And

Ralph Turner Landlord

Arsahia Morris and Dwight Smith (the 'Tenant') applied for an order determining that Ralph Turner (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

An Adjudicative Case Conference was held by videoconference on February 10, 2026.

Only the Landlord and the Landlord's legal representative, Jessica Travers, attended the hearing.

As of 9:35AM, 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. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 16, 2026
Date Issued

Colin Elsby
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.