



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

File Number: LTB-T-056036-25

In the matter of: 2, 3 SIMCOE ST S
OSHAWA ON L1H4G1

Between: Sebastian Mark Penhale-Hooley Tenant

And

Stanley So Landlord

Sebastian Mark Penhale-Hooley (the 'Tenant') applied for an order determining that Stanley So (the 'Landlord') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An adjudicative case conference (ACC) was held by videoconference on March 19, 2026.

Only the Landlord attended the ACC.

As of 9:25am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 25, 2026
Date Issued

Dale Whitmore
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.