



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

**File Number:** LTB-T-037281-25

**In the matter of:** 13 Murdock Street  
La Vallee ON P0W1C0

**Between:** Erik Lapish Tenants  
Stephen Lapish

**And**

Todd Morrish Landlord

Erik Lapish and Stephen Lapish (the 'Tenants') applied for an order determining that Todd Morrish (the 'Landlord') :

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

This application was heard by videoconference on March 30, 2026. Only the Landlord attended the hearing. As of 9:31am, the Tenants were not present or represented at 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 Tenant's application is dismissed.

**April 7, 2026**  
**Date Issued**

\_\_\_\_\_  
Fabio Quattrociocchi  
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.