



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-019758-26

In the matter of: 23, 1144 CHRISTINA ST N
SARNIA ON N7V3C3

Between: Jordan McBeath Tenant

And

Brandon Scott Landlord

Jordan McBeath (the 'Tenant') applied for an order determining that Brandon Scott (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.

Only the Tenant attended the hearing.

As of 9:31am, 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant \$7,000.00 and return the Tenant's belongings to him.
2. Based on the Tenant's uncontroverted evidence, I find that it is more likely than not that the following occurred:
 1. The Tenant moved into the rental unit on or before November 7, 2025
 2. The Landlord illegally locked the Tenant out on February 18, 2026. On that day the Tenant returned home and found that the locks had been changed without any advance notice to him. The Landlord never provided him a replacement key. The Tenant was occupying the rental unit at the time.

3. The Landlord gave the Tenant a short window of time on February 20th to collect some of his belongings. The Tenant was unable to collect all of them and some of his belongings remain at the rental unit. The Landlord does not return the Tenant's calls and has not provided access.
4. The Tenant was seriously negatively affected by the illegal lockout. He was unable to see his children without proper housing, he lost items of sentimental value, he lost his job shortly after the lockout.
3. I find that the Landlord breached s. 24 of the Residential Tenancies Act, 2006 (the 'Act').
4. I also find that the Tenant established entitlement to the following remedies:
 1. Return of the Tenant's \$500 damage deposit,
 2. \$2,500.00 for all of the moving, storage or other like expenses that the Tenant has incurred,
 3. \$4,000.00 for general damages given the serious impact this illegal lockout had on the Tenant.
 4. An order for the Landlord to return the Tenant's belongings.
5. The Total amount the Landlord shall pay the Tenant is \$7,000.00.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$7,000.00 as set out in paragraph 4 of the determinations above.
2. The Landlord shall pay the Tenant the full amount owing by April 20, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 20, 2026, the Landlord will owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. The Landlord shall immediately return the Tenant's belongings in possession of the Landlord to the Tenant.

April 9, 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.