



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-027689-23

In the matter of: Basement, 36 GUTHRIE DR
KINGSTON ON K7K5X5

Between: Matthew Marlikowski Tenant
Kelsey Russell

And

Theresa Mitchell Landlord

Matthew Marlikowski and Kelsey Russell (the 'Tenant') applied for an order determining that Theresa Mitchell (the 'Landlord') :

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on April 8, 2026.

Only the Landlord's Legal Representative Shasta Pearson attended the hearing.

As of 9:24 a.m., the Tenant or the Tenant's Legal Representative 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. The Landlord's Legal Representative advised the parties had resolved the issue and it was her understanding the application was going to be withdrawn; as she had not received notice of the withdrawal she attended today.
2. 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.

April 10, 2026

Date Issued

Diane Wade

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.