



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

**File Number:** LTB-T-066018-25

**In the matter of:** 4 BOWBEER RD  
oakville ON L6H0Z5

**Between:** Anthony Kajah Tenant

**And**

Adrian Nestor Landlord

Anthony Kajah (the 'Tenant') applied for an order determining that Adrian Nestor (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 April 28, 2026.

Only the Landlord and the Landlord's legal representative Neil Emerson attended the hearing.

As of 9:31 a.m., 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.

**May 7, 2026**  
**Date Issued**

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Jeremy Henderson  
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.