



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-091167-25

In the matter of: 5, 120 NOTRE-DAME ST E GD 0
AZILDA ON P0M1B0

Between: Marc Dignard Tenant

And

Shannon Ruttan Landlord

Marc Dignard (the 'Tenant') applied for an order determining that Shannon Ruttan (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on April 28, 2026.

Only the Landlord attended the hearing.

As of 9:33 a.m., the Tenant 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

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.