



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-106143-25

In the matter of: 8, 90 QUEEN ST
BRANTFORD ON N3T3B8

Between: Carrie Roberts Tenant

And

Simran Sahi Landlord

Carrie Roberts (the 'Tenant') applied for an order determining that Simran Sahi (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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on January 2, 2026, February 4, 2026, April 15, 2026, and on May 6, 2026.

The Landlord attended the 4 hearings.

The Tenant attended the first 2 when the application was partially heard. The Landlord took the position that *the Residential Tenancies Act, 2006* (the 'Act').

The Tenant's legal representative, Ian Aitken, attended the first 3 hearings. The third hearing proceeded in the Tenant's absence with consent of the Tenant's representative. The Board heard the Landlord's argument that Act does not apply to this tenancy. The Board issued interim order LTB-T-106143-25-IN on April 21, 2026 making a final determination that the Act applies.

At the third hearing I advised the Tenant's legal representative that if the Tenant does not attend the next hearing date, the matter will most likely be dismissed as abandoned.

Only the Landlord attended the hearing on May 6, 2026.

As of 12:22 pm, 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 12, 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.