



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

File Number: LTB-T-023848-25

In the matter of: 273 FRANKLIN ST
ORILLIA ON L3V1K3

Between: Ashley Henley Tenant

And

James Ayukekbong Landlord

Ashley Henley (the 'Tenant') applied for an order determining that James Ayukekbong (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 May 7, 2026.

Neither the Tenant nor the Landlord attended 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 14, 2026
Date Issued

Dale Whitmore
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.