



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-008708-25

In the matter of: 71 ARDGOWAN CRES
SCARBOROUGH ON M1V1B4

Between: Ojaswini Lutchegadoo Tenants
Avnish Kush Loolchand

And

Stephen Yap Landlord

Ojaswini Lutchegadoo and Avnish Kush Loolchand (the 'Tenant') applied for an order determining that Stephen Yap (the 'Landlord') :

- 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.

This application was heard by videoconference on May 25, 2026.

Only the Landlord attended the hearing.

As of 9:30 am, the Tenants were 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 Tenants 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.

June 4, 2026

Date Issued

Brenda Mercer

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.