



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-007521-25

In the matter of: 6, 4847 HWY 535
St Charles ON P0M2W0

Between: Derek Ehard Tenant

And

Abhey Thukral Landlord

Derek Ehard (the 'Tenant') applied for an order determining that Abhey Thukral (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on May 14, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 11:01 am 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.

June 8, 2026
Date Issued

Kyle Anderson
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.