



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-041235-26

In the matter of: 3, 108 STANLEY AVE
ETOBICOKE ON M8V1M9

Between: DANIELLE BARTLETT Tenant

And

DAVID HOFFMAN Landlord

DANIELLE BARTLETT (the 'Tenant') applied for an order determining that DAVID HOFFMAN (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on June 5, 2026.

As of 11:00 am, the Tenant was not present or represented at the hearing. There was no record of a request to adjourn the hearing.

The Tenant's mother attended the hearing. She was seeking to represent the Tenant's interests. She is not a licensee with the Law Society of Ontario. She did not provide the Board with written authorization indicating that she is entitled to represent the Tenant as required by the non-binding LTB guideline "*Practice Direction on Representation before the Landlord and Tenant Board*": "An unlicensed person seeking to represent a party who is not present for the proceeding must provide the LTB with written authorization from the party." To the contrary, she advised the Board that her daughter went missing in March and the locks were allegedly changed in April 2026. She was therefore not even authorized to file this application alleging illegal lockout in April on her daughter's behalf as she did not receive any instructions to do so from the Tenant. The Tenant's mother is not a tenant at the property. This application is therefore dismissed but without prejudice to the Tenant's right to bring this application herself in the future.

Determinations:

1. As the Tenant did not attend the hearing to support this application, I find that the application has been abandoned.

2. The application is also dismissed because the person who applied to the LTB does not have standing to do so. This application is brought pursuant to s. 29(1) of *the Residential Tenancies Act*, 2006 (the 'Act'). The section reads: "**A tenant or former tenant** of a rental unit may apply to the Board for any of the following orders: ... An order determining that the landlord, superintendent or agent of the landlord has altered the locking system on a door giving entry to the rental unit or the residential complex or caused the locking system to be altered during the tenant's occupancy of the rental unit without giving the tenant replacement keys..." [emphasis added].
3. The person who filled out the application is not a tenant nor a former tenant, nor an authorized representative of the Tenant. She is not authorized to bring this application under s. 29(1) of the Act.

It is ordered that:

1. The Tenant's application is dismissed.

June 8, 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.