



Order under Sections 30, 31 & 135 Residential Tenancies Act, 2006

File Number: LTB-T-021625-25

In the matter of: Room 8, 516 Aylmer Street
Peterborough ON K9H3W5

Between: Mitchell Inkster Tenant

And

The Armoury House Inc. Landlords
Michael Kohl
Heather Anne Richmond

Mitchell Inkster (the 'Tenant') applied for an order determining that The Armoury House Inc., Michael Kohl and Heather Anne Richmond (the 'Landlords'):

- collected or retained money illegally;
- entered the rental unit illegally;
- 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; and
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on June 18, 2026.

Only the Landlords' Legal Representative, Crystal Francey, attended the hearing.

As of 9:32 a.m., 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.

June 24, 2026

Date Issued

Rachel Gibbons

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.