



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-054310-25

In the matter of: L13, 1450 Ghent Ave.
Burlington ON L7S1W8

Between: Jacqueline Elizabeth Jacks Tenant
Tyler Brown

And

Elm Place Inc. Landlord

Jacqueline Elizabeth Jacks and Tyler Brown (the 'Tenants') applied for an order determining that Elm Place Inc. (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

The Tenants also applied for an order determining that the Landlord 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.

An Adjudicative Case Conference was held by videoconference on December 23, 2025.

Only the Tenants attended the case conference.

At the case conference, the Tenants requested the consent of the Board to withdraw their applications.

Determinations:

1. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the withdrawal of the applications.

It is ordered that:

1. The Tenants' applications are withdrawn. The Board's file is closed.

January 9, 2026
Date Issued

John Cashmore
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.