



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-014067-24

**In the matter of:** 36, 14 DERBY ST  
HAMILTON ON L8W3T5

**Between:** Kimberly Hicks Tenant  
Deanna Cardwell  
Mark Cardwell

**And**

Valery Homes Landlord  
Valery Properties

Kimberly Hicks, Deanna Cardwell and Mark Cardwell (the 'Tenant') applied for an order determining that Valery Homes and Valery Properties (the 'Landlord') :

- 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.

This application was heard by videoconference on September 3, 2025 .

The Tenant's Legal Representative Kimberly Farrell and the Landlord's Legal Representative Peter Guzina attended the hearing.

1. At the hearing, the Tenant sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**January 8, 2026**  
**Date Issued**

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**Anthony Bruno**  
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.