



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-078235-25-EX

In the matter of: Unit 2, 59 Concord Street North
Ottawa ON K1S0Y5

Between: Kaitlyn Stigter Tenant
Nolan MacNeil
Nikolai Madsen
Grace Wildman

And

2821311 Ontario Inc Landlord
Willem Heller-Marx
Ayden Brascoupe

Kaitlyn Stigter, Nolan MacNeil, Nikolai Madsen and Grace Wildman (the 'Tenant') applied for an order determining that 2821311 Ontario Inc, Willem Heller-Marx and Ayden Brascoupe (the 'Landlord') :

- 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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was scheduled to be heard by videoconference on January 9, 2026.

Determinations:

1. On January 3, 2026, the Board received a Request to Withdraw an Application from the Tenant, requesting to withdraw the application without a hearing.
2. In accordance with subsection 200(4) of the Act, and upon reviewing the T2 Application and the Request to Withdraw, I consent to the withdrawal of the application.

It is ordered that:

3. The application having been withdrawn, the LTB's file is closed.

January 6, 2026
Date Issued

Nathalia Debski
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.