



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

**File Number:** LTB-T-089927-24

**In the matter of:** 205, 46 EMMA ST  
GUELPH ON N1E1T6

**Between:** Melanie Greenwood Tenant

**And**

Mark Powell Landlord

Melanie Greenwood (the 'Tenant') applied for an order determining that Mark Powell (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 (T2 Application); and
- collected or retained money illegally (T1 Application).

### **Determinations:**

1. The Tenant sought to withdraw the application.
2. In accordance with subsection 200(3) of the Act, I consent to the withdrawal of the application.

### **It is ordered that:**

1. The Tenant's application is withdrawn, the Board's file is closed.

**January 15, 2026**

**Date Issued**

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Elena Jacob

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.