



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-096313-25-EX

In the matter of: 106 CHESTNUT ST
PORT COLBORNE ON L3K1R6

Between: ELONA EVE GRIMALDI Tenant
MICHAEL JOSEPH GRIMALDI

And

JAMES ZYLSTRA Landlord

ELONA EVE GRIMALDI and MICHAEL JOSEPH GRIMALDI (the 'Tenant') applied for an order determining that JAMES ZYLSTRA (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 order was issued without a hearing being held.

Determinations:

1. On January 9, 2026, the Board received a Request to Withdraw an Application from the Tenant, requesting to withdraw the application without a hearing.
2. Upon review of the reasons in the Tenant's request to withdraw, and in accordance with subsection 200(3) of the Act, I consent to the withdrawal of the application.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

January 12, 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.