



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050014-25

In the matter of: 9, 10410 Bessey Rd
PORT COLBORNE ON L3K5V4

Between: Rick Awrey Tenant

And

Tasbra Communities Landlord

Rick Awrey (the 'Tenant') applied for an order determining that Tasbra Communities (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on January 14, 2026. The Tenant and the Landlord's Agent, Natasha Nolan, attended the hearing.

Determinations:

1. Upon being advised that the Tenant's application was beyond the limitation period of one year pursuant to s.29(2) of the Residential Tenancies Act ('the Act'), the Tenant requested to withdraw his application.
2. The Landlord and LTB consented to the Tenant's request.

It is ordered that:

1. The Tenant's application is withdrawn, and the file has been closed.

January 20, 2026
Date Issued

Jane Dean
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.