



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-070330-25

In the matter of: 480 BLACK CHERRY CRES
SHELBURNE ON L9V3Y7

Between: Imogen Adams
Dilon Adams Tenants

And

Nakita Cunningham-Smith
Lascelles Reader Landlords

Imogen Adams and Dilon Adams (the 'Tenants') applied for an order determining that Nakita Cunningham-Smith and Lascelles Reader (the 'Landlords') collected or retained money illegally.

The application was heard by videoconference on January 20, 2026. The Tenant, Imogen Adams and the Landlord, Nakita Cunningham-Smith attended the hearing. The Tenant, Imogen Adams provided evidence that she was authorized by the second Tenant, Dilon Adams to represent him in this matter. The Landlord, Nakita Cunningham-Smith provided evidence that she was authorized by the second Landlord, Lascelles Reader to represent him in this matter. The Tenant met with Duty Council prior to the hearing. At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

1. At the hearing, the Tenants sought to withdraw the application. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the 'Act') I consent to the withdrawal of the application.
2. The application having been withdrawn, the LTB's file is closed.

January 23, 2026
Date Issued

Floredana Ungureanu
Hearings Officer, 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.