



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

File Number: LTB-T-046357-25-EX

In the matter of: 432 FOREST AVE
ST THOMAS ON N5R2K9

Between: Derek Thrupp Tenant
Kelsea Book

And

Fred Kersten Landlord

Derek Thrupp and Kelsea Book (the 'Tenant') applied for an order determining that Fred Kersten (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 19, 2026, the Tenant filed a request to withdraw the application. As one of the allegations in the Tenant's application is that the Landlord harassed, obstructed, coerced or threatened the Tenant, the Tenant requires the Board's consent to withdraw the application.
2. The Tenant states in their request to withdraw that they have reached an agreement with the Landlord and wish to withdraw the application on that basis.
3. I am satisfied based upon the reasons provided by the Tenant that it would be appropriate to consent to the withdrawal of this application, and I consent to do so.

It is ordered that:

1. The Tenant's application is dismissed as withdrawn.

January 23, 2026
Date Issued

Benjamin Seigel
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.