



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046433-25

In the matter of: 1707, 20 Shore Breeze Drive.
Etobicoke ON M8V0J1

Between: The Estate of Jermaine Thomas Tenant
Tasia Pilz

And

Andrew Murray Landlord

Jermaine Thomas and Tasia Pilz (the 'Tenant') applied for an order determining that Andrew Murray (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.

And Adjudicative Case Conference (ACC) was held by videoconference on January 22, 2026.

Tasia Pilz and the Landlord attended the ACC.

1. The application is amended to remove Lerner as Landlord party and to add The Estate of Jermaine Thomas.
2. At the hearing, Tasia Pilz sought to withdraw the application and I consented to the request.
3. The application having been withdrawn, the LTB's file is closed.

January 27, 2026
Date Issued

Dana Wren
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.