



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-039995-24
LTB-T-083246-24

In the matter of: BASEMENT, 508 INDIAN RD N
SARNIA ON N7T7G4

Between: Neil Corey Magee Tenant

And

Anthony Scott Blythe Landlords
Residents Choice Property Management

Neil Corey Magee (the 'Tenant') applied for an order determining that Anthony Scott Blythe and Residents Choice Property Management (the 'Landlords'):

- entered the rental unit illegally. (T2 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

These applications were heard by videoconference on January 26, 2026.

The Tenant, the Landlord Anthony Scott Blythe, and the Landlords' legal representative, Carmen Dawdy, attended the hearing.

1. At the hearing, the Tenant sought to withdraw the applications and I consented to the request. The Tenant was aware of the limitation period on tenant applications. I was satisfied the Tenant was making the request freely and without coercion or duress. The Tenant advised the situation with the Landlords was mostly improved.

2. The applications having been withdrawn, the LTB's file is closed.

January 28, 2026
Date Issued

Dawn Carr
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.