



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-042024-25

In the matter of: 4, 94 MAIN ST E
MILTON ON L9T1N5

Between: Michelle Statkus Tenant

And

Anelio Sincovich Landlord

Michelle Statkus (the 'Tenant') applied for an order determining that Anelio Sincovich (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.

The Tenant also applied for an order determining that the Landlord 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.

An Adjudicative Case Conference (ACC) was held by videoconference on January 26, 2026.

The Tenant, the Landlord and the Landlord's legal representative Nicole Ruby attended the ACC.

1. At the ACC, the Tenant sought to withdraw the application and I consented to the request.
2. The Landlord did not oppose the Tenant's request.
3. The application having been withdrawn, the LTB's file is closed.

February 3, 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.