



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-063691-25

In the matter of: 19, 24 LAGUNA PARKWAY
BRECHIN ON L0K1B0

Between: TRACEY NELSON Tenant

And

The Bank of Nova Scotia Landlord

TRACEY NELSON (the 'Tenant') applied for an order determining that The Bank of Nova Scotia (the 'Landlord') collected or retained money illegally.

Further, The Tenant applied for an order determining that the Landlord, gave a notice of termination in bad faith.

Further, the Tenant 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.

This application was heard by videoconference on January 27, 2026.

The Tenant and the Landlord's Legal Representatives Aaron Boghossian and Lee Guarino attended the hearing.

Determinations:

1. At the hearing, the Tenant sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 2, 2026
Date Issued

Jagger Benham
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.