



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-042032-25

In the matter of: 204 HUNTERSFIELD DR
OTTAWA ON K1T3M4

Between: Anastasiia Gervasova Tenant

And

Timothy Awuku-Asabre Landlords
Sheila Ofori-Nyako

Anastasiia Gervasova (the 'Tenant') applied for an order determining that Timothy Awuku-Asabre and Sheila Ofori-Nyako (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This T6 application came before the LTB by way of Adjudicative Case Conference (ACC) and was conducted by videoconference on January 29, 2026.

The Tenant, the Tenant's representative, Naji Ghobril and the Landlords attended the hearing.

Determinations:

1. At the hearing, the Tenant sought to withdraw the application, and I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

February 2, 2026
Date Issued

Christina Philp
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.