



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-056727-25

In the matter of: 220 ST. Patrick Street
Ottawa ON K1N5K4

Between: Laura Biderman Tenants
Joe Touil

And

Praetorian Management Group Landlords
Jason Reeve

Laura Biderman and Joe Touil (the 'Tenants') applied for an order determining that Praetorian Management Group and Jason Reeve (the 'Landlords') entered the rental unit illegally.

The Tenants also applied for an order determining that 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.

An Adjudicative Case Conference was held by videoconference on February 4, 2026.

The Tenants, the Tenants' Agent Glenn Reynolds, the Landlord Jason Reeve, the Landlords' Agent Lisa Lewicki and the Landlords' Legal Representatives Lorenzo Patino and Ahmad Alzameli attended the case conference.

At the case conference, the Tenants requested the consent of the Board to withdraw their applications.

Determinations:

1. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the withdrawal of the applications.

It is ordered that:

1. The Tenants' applications are withdrawn. The Board's file is closed.

February 12, 2026
Date Issued

John Cashmore
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.