



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-013599-23

In the matter of: 2, 569 CATHCART ST
SAULT STE MARIE ON P6A1G6

Between: Marshall Melcher Tenant

And

13212386 Canada Inc Landlord
Fortress Property Management
Duy Phuong Pham

Marshall Melcher (the 'Tenant') applied for an order determining that 13212386 Canada Inc, Fortress Property Management and Duy Phuong Pham (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 February 2, 2026.

The Tenant and their legal representative, Riley Bertin, and the Landlord's agent, Jason Naccarato, attended the hearing.

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 The application having been withdrawn, the LTB's file is closed.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 6, 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.