



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-098395-25

In the matter of: 807, 501 Errol Road West
Sarnia On N7V4H1

Between: Anne McGowan Tenant

And

Alan Drewlo Landlord
Drewlo Holdings

Anne McGowan (the 'Tenant') applied for an order determining that Alan Drewlo and Drewlo Holdings (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on February 4, 2026.

Only the Landlord's representative Richard Dehaan attended the hearing.

Reasons:

1. On January 20, 2026, the Tenant emailed Landlord and Tenant Board (LTB) staff. She stated that because of a disability, she has problems hearing conversations over the phone. She asked whether her "case would be dropped" because she "could not comply" with a notice to attend a videoconference hearing.
2. On January 26, LTB staff replied inviting the Tenant to submit a request for accommodation, and indicating that the LTB could provide a sign language interpreter and that the Tenant could request an in-person hearing.
3. The Tenant replied that she does not speak sign language, and that her only issue was with phone conversations. She did not submit a request for an in-person hearing or for any other accommodation. Instead, she asked that her hearing be cancelled.

4. On January 30, LTB staff asked the Tenant whether she was withdrawing her application or asking to reschedule the hearing. The Tenant replied that she had withdrawn her application on January 24.
5. Pursuant to section 200(3) of the *Residential Tenancies Act, 2006*, the Tenant may withdraw her application, but only with the consent of the LTB. In this case, I am satisfied that the Tenant was made aware that she could request whatever accommodation she needed in order to be able to fully participate in a hearing of her application. She opted to withdraw instead. As she is making an informed decision, I consent to her request.

It is ordered that:

1. The Tenant's application is withdrawn.

February 11, 2026

Date Issued

Dale Whitmore

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.