



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050099-25

In the matter of: 61 ARCADE CRES
HAMILTON ON L9C3J1

Between: Patrick O'Reilly Tenant

And

Michael aka D Mowatt Howatt Landlord

Patrick O'Reilly (the 'Tenant') applied for an order determining that Michael aka D Mowatt Howatt (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).

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 (T6 Application).

An Adjudicative Case Conference was held by videoconference on February 10, 2026. The Tenant's Legal Representative, P. Taylor, and the Landlord's Legal Representative, P. Guzina, attended the hearing.

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

On consent of the parties, it is ordered that:

1. The Tenant's application is dismissed.

February 13, 2026
Date Issued

Jitewa Edu
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.