



**Order under Section 30, 31
Residential Tenancies Act, 2006**

File Number: LTB-T-000124-25

In the matter of: 7, 1 BRIARWOOD AVE
MISSISSAUGA ON L5G3N4

Between: Michele Wade Tenant

And

Al Trella Landlord

Michele Wade (the 'Tenant') applied for an order determining that Al Trella (the 'Landlord'):

- collected or retained money illegally (T1 Application);
- 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);
- 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).

This application was heard by Adjudicative Case Conference ('ACC') on February 11, 2026.

Only the Tenant attended the hearing.

As of 9:46 am., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 The application having been withdrawn, the LTB's file is closed.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 17, 2026
Date Issued

Paula West Oreskovich
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.