



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-022963-24

**In the matter of:** 23 PEARTREE CRT  
BARRIE ON L4N6N7

**Between:** 3R&J Holdings Inc Landlord

**And**

Erica Ivy Tenant

3R&J Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Erica Ivy (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

1. The proceedings have commenced. On February 12, 2026, the Landlord filed a request to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**February 13, 2026**  
**Date Issued**

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**Ian Speers**  
Associate Chair, 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.