



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-024587-25

In the matter of: Basement, 564 Indian Road
City of Toronto ON M6P2C2

Between: Lorrie Ludlow Tenant

And

John (Jean) Lipitkas Landlord
Isolde O'Neill

Lorrie Ludlow (the 'Tenant') applied for an order determining that John (Jean) Lipitkas and Isolde O'Neill (the 'Landlord') :

- entered the rental unit illegally.
 - 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.
1. The proceedings have commenced. On February 18, 2026, the Tenant's representative 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 The application having been withdrawn, the LTB's file is closed.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 19, 2026
Date Issued

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.