



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-095784-23

In the matter of: 26 FRANK ST
WASAGA BEACH ON L9Z1P9

Between: Nicole Devries Tenant

And

Raymond Osmond Landlord
Lesley Bogardis

Nicole Devries (the 'Tenant') applied for an order determining that Raymond Osmond and Lesley Bogardis (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- 1. The proceedings have commenced. On February 18, 2026, the Tenant 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 The application having been withdrawn, the LTB's file is closed.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.