



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050002-25

In the matter of: 2, 15 Fairholt Road South Fairholt
Hamilton ON L8M2T2

Between: albert edwin Smith Tenant

And

zibby batko Landlord

albert edwin Smith (the 'Tenant') applied for an order determining that zibby batko (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.

This application was heard by videoconference on February 19, 2026.

The Landlord and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

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 The application having been withdrawn, the LTB's file is closed.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 23, 2026
Date Issued

Panagiotis P. Roupas
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.