



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-048362-25

In the matter of: 1207, 450 Dundas Street
Waterdown ON L8B1Z2

Between: Melanie Channer
Ikechukwu Oguejiofor Tenants

And

Ryan Fragassi Landlord

Melanie Channer and Ikechukwu Oguejiofor (the 'Tenants') applied for an order determining that Ryan Fragassi (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on February 18, 2026.

The Tenant Melanie Channer attended. The Landlord and the Landlord's Representative, Samantha Lee also attended 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 The application having been withdrawn, the LTB's file is closed.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 23, 2026
Date Issued

Jeremy Henderson
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.