



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-087943-24-EX

In the matter of: 202, 211 NONQUON RD
OSHAWA ON L1G3S8

Between: Samantha Justine Pettigrew Tenants
Mitchell Scott Baker-Bell

And

5 Points Place Landlord

Samantha Justine Pettigrew and Mitchell Scott Baker-Bell (the 'Tenants') applied for an order determining that 5 Points Place (the 'Landlord'):

- 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.

Determinations:

1. The Tenants submitted a request to the Board on February 15, 2026 to withdraw their application.
2. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Tenants' application is withdrawn; the Board's file is closed.

March 3, 2026
Date Issued

Natalie James
Vice 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.