



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

**File Number:** LTB-T-054113-23

**In the matter of:** 3007 LOYALIST AVE  
NIAGARA FALLS ON L2J3K8

**Between:** Karyn Torbett Tenants  
David Torbett

**And**

Aaron Farnum Landlord

Karyn Torbett and David Torbett (the 'Tenants') applied for an order determining that Aaron Farnum (the 'Landlord'):

- 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 26, 2026.

The Tenant Karyn Torbett ('K.T'), the Landlord, the Landlord's Legal Representative, Judith Callender, and the Landlord's Witness, Stephanie Farnum, attended the hearing.

K.T was authorized to act on behalf of the Tenant David Torbett.

**Determinations:**

1. After the Landlord presented a preliminary motion seeking for the Tenants' application to be dismissed - as they claimed that the application disclosed no reasonable cause of action - K.T requested the consent of the Board to withdraw the application.
2. The Landlord was not opposed to the Tenants' request.
3. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the application.

**It is ordered that:**

1. The application, LTB-T-054113-23, having been withdrawn; the LTB's file is closed.

**March 3, 2026**  
**Date Issued**

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Alexandre Traboulsi  
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.