



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

File Number: LTB-T-057270-25

In the matter of: 1, 312 Waterloo Drive
Kingston ON K7M8P3

Between: Melanie Joan Hughes Tenant

And

Avanew Single Family Rental GP Inc Landlord

Melanie Joan Hughes (the 'Tenant') applied for an order determining that Avanew Single Family Rental GP Inc (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.

This application was heard by videoconference on February 17, 2026.

The Tenant, the Landlord's agent, Marc Orticello, and the Landlord's legal representative, Angie Gravelle, 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 The application having been withdrawn, the LTB's file is closed.

March 6, 2026
Date Issued

Dawn Carr
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.