



Order under Section 98 Residential Tenancies Act, 2006

Citation: Ostrowercha v Campbell, 2026 ONLTB 20696

Date: 2026-03-10

File Number: LTB-T-077403-25

In the matter of: 5 Maple Drive
McGregor ON N0R1J0

Between: Devin Ostrowercha Tenant

And

Sharon Campbell Landlord
Firm Capital

Devin Ostrowercha (the 'Tenant') applied for an order determining that Sharon Campbell and Firm Capital (the 'Landlord') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on March 5, 2026. The Landlord's Representative, Andrew Hyland, and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant sought to withdraw the application.
2. The Landlord states they wish the Board to dismiss the Tenant's application with prejudice, because the parties spent the entire day in the hearing room, and the Tenant's application was brought prematurely.
3. I discussed with the parties the issues behind the Tenant's A2 application in which the Tenant requested that she be allowed to assign her tenancy. However, the Tenant made brief reference to concerns she had during the tenancy which could form the basis of further application(s) at the Board. Given the Tenant's misunderstanding of the application process, I am not of the view it is appropriate to limit the Tenant's lawful rights to bring other applications against the Landlord in the future, subject to limitation periods.
4. Further, the Landlord's Representative was able to attend to two other matters during the block and failed to respond to my call out earlier in the afternoon when I may have been able to dispose of the matter earlier. Thus, the Landlord's Representative did not have costs thrown away for the entire day, despite the "premature" application.
5. Given all of the above, I find it is appropriate to permit the Tenant's request to withdraw the application.

It is ordered that:

1. The Tenant's application is withdrawn.

March 10, 2026
Date Issued

Jane Dean
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.