



Order under Section 9(2) and 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-098483-24 (T2)
LTB-T-100329-24 (A1)

In the matter of: HOUSE, 339 MOODY ST
DUNDALK (Southgate) ON N0C1B0

Between: Jessica Curry Tenant

And

Shanay McFarlane Landlord

Jessica Curry (the 'Tenant') applied for an order determining that Shanay McFarlane (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

The applications were heard by videoconference on March 11, 2026. The Tenant's legal representative Jimmy Gangadin, the Tenant, the Landlord's legal representative Debbesha Morris, and the Landlord attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed that the applications would be withdrawn by the Tenant and sought an order to withdraw both the Tenant's T2 application (LTB-T-098483-24) and the A1 application (LTB-T-100329-24). I was satisfied that the parties understood the terms and consequences of their consent request.

On consent of the parties, it is ordered that:

1. During the mediation, the Tenant sought to withdraw both the T2 application (LTB-T-098483-24) and the A1 application (LTB-T-100329-24) and I consented to the request.

2. The applications having been withdrawn, the LTB's files are closed.

March 13, 2026
Date Issued

Sandra Sabourin
Hearings Officer, 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.