



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-079652-25

In the matter of: 101, 29 Walter Street
Brantford Ontario N3S1N4

Between: Diane Berkeley Tenant

And

Marcelo Romero Landlords
Nicole Linda Watteel
Eduardo Arpi

Diane Berkeley (the 'Tenant') applied for an order determining that Marcelo Romero, Nicole Linda Watteel and Eduardo Arpi (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. And, harassed, obstructed, coerced, threatened or interfered with the Tenant. And, withheld or interfered with their vital services.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 12, 2026 at an Adjudicative Case Conference.

Only the Tenant's legal representative, Olga Humphreys, attended the hearing.

1. At the hearing the Tenant requested to withdraw their application on the basis that the claim was duplicative was already resolved. On this basis I consented to their request.
2. The application being withdrawn, the LTB's file is now closed.

March 23, 2026
Date Issued

Terri van Huisstede
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.