



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-100020-24

In the matter of: 6A, 189 FIRST AVE
SUDBURY ON P3B3L3

Between: Jody McAvoy Tenant
Hannah McAvoy

And

Luc Bock Landlord
Royal Lepage

Jody McAvoy and Hannah McAvoy (the 'Tenant') applied for an order determining that Luc Bock and Royal Lepage (the 'Landlord') :

- 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.

This application was heard by videoconference on March 16, 2026.

Only the Tenant's Legal Representative, Jimmy Gangadin, attended the hearing.

As of 9:13 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 The application having been withdrawn, the LTB's file is closed.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 20, 2026
Date Issued

Joy Xiao
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.