



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-049492-25

In the matter of: 201, 35 Gordon Avenue
Essex ON N8M2M5

Between: Karen Trew Tenant

And

North Shore Properties Ltd. Landlord
Maximum Property Solutions

Karen Trew (the 'Tenant') applied for an order determining that North Shore Properties Ltd. and Maximum Property Solutions (the 'Landlord') failed to meet the Landlord's 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 18, 2026.

The Tenant and the Landlord's legal representative, Justin Brodie Timm-Fryer, attended the hearing.

1. At the hearing, the Tenant sought to withdraw the application, and I consented to the request. The Landlord was not opposed to the request.
2. The application having been withdrawn, the LTB's file is closed.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.