



**Order under Section 31 / 135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-085579-25

**In the matter of:** 5196 Fourth Ave  
Niagara falls ON L2E4P8

**Between:** Melissa Mottola  
David Schilz Tenants

**And**

John Mackeigan Landlord

Melissa Mottola and David Schilz (the 'Tenants') applied for an order determining that John Mackeigan (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenants (*T2 Application*)
- collected or retained money illegally (*T1 Application*)

An Adjudicative Case Conference ("ACC") was heard by videoconference on March 25, 2026.

The Landlord and the Tenants attended the ACC.

**Determinations:**

1. At the ACC, the Tenants sought to withdraw the application. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

**It is ordered that:**

1. The Tenants' applications are dismissed as withdrawn.

**March 27, 2026**  
**Date Issued**

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Vicky Liu  
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.