



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

File Number: LTB-T-066550-23
LTB-T-036173-24
LTB-L-060250-25

In the matter of: The Cottage, 173 8 HWY
DUNDAS ON L9H5E1

Between: Kristen Oates Tenant

And

Tony Giannobile Landlord
Julie Giannobile

Kristen Oates (the 'Tenant') applied for an order determining that Julie Giannobile and Tony Giannobile (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. This is the T2 Application, File LTB-T-066550-23.

The Tenant also applied for an order determining that the Landlords 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 is the T6 Application, File LTB-T-066550-23.

The Tenant also applied for an order determining that 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. This is the T2 Application, File LTB-T-036173-24.

The Tenant also applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the Act or failed to comply with health, safety, housing or maintenance standards. This is the T6 Application, File LTB-T-036173-24.

The Landlords applied for an order requiring the Tenant to pay the Landlords' reasonable out-of-pocket costs that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlords also applied for an order requiring the Tenant to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the

rental unit or someone the Tenant permitted in the residential complex. This is the L10 Application, File LTB-L-060250-25.

This order is issued without a hearing being held.

Determinations:

1. The parties sought to withdraw all the applications.
2. In accordance with subsection 200(3) of the Act, I consent to the withdrawal of the applications.

It is ordered that:

1. The applications are withdrawn; the Board's files are closed.

March 31, 2026
Date Issued

Elena Jacob
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.