



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-004760-26

In the matter of: 738 PIERRE AVE
WINDSOR ON N9A2K5

Between: Samantha Hart Tenant

And

Bryan Deane Landlord
Kim Tigre Deane

Samantha Hart (the 'Tenant') applied for an order determining that Bryan Deane and Kim Tigre Deane (the 'Landlord'):

- collected or retained money illegally.
- entered the rental unit illegally.
- 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.
- 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 31, 2026.

The Tenant and the Landlord Bryan Deane on behalf of both Landlords attended the hearing.

1. At the hearing, the Tenant sought to withdraw the application as a result of a settlement in the application LTB-L-001264-26 and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 7, 2026
Date Issued

Julie Broderick
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.