



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-007946-26

In the matter of: 8, 227 LAUZON RD
Windsor ON N8S3L7

Between: 1277099 Ontario Ltd. Landlord

And

Melissa Powell Tenant
Dennis Bilby

1277099 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Powell and Dennis Bilby (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on April 1, 2026. Jared Guttman attended on behalf of the Landlord and the Tenant; Melissa Powell was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agreed:

- a. The Landlord sought to withdraw the application.

It is ordered on consent that:

1. As the application has been withdrawn, the LTB's file is closed.

April 15, 2026
Date Issued

Helen Giannini
Hearings Officer, 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.