



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

File Number: LTB-T-029039-25

In the matter of: 810, 45 OAKMOUNT RD
TORONTO ON M6P2M4

Between: Eric Austerberry Tenant

And

Beaux Properties Landlord

Eric Austerberry (the 'Tenant') applied for an order determining that Beaux Properties (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 16, 2026.

The Landlord's Representative, Emily Barbarti, the Landlord's Agent, Athena Metaxas ,and the Tenant attended the hearing.

1. At the hearing, the Tenant sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 17, 2026
Date Issued

Colette Myers
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.

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