



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-092308-25

In the matter of: Unit B, 43 Belleville Street
Frankford ON K0K2C0

Between: Richard Smith Landlord

And

Laurie Mood Tenant

Richard Smith (the 'Landlord') applied for an order to terminate the tenancy and evict Laurie Mood (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the 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 application was scheduled to be heard on April 21, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord and the Tenant were present. The Tenant met with Tenant Duty Counsel prior to the mediation.

1. As a result of the mediation, the Landlord sought to withdraw the application, without prejudice. The Tenant did not object to the Landlord's request.
2. The application having been withdrawn, the LTB's file is closed.

April 30, 2026
Date Issued

Nancy Fahlgren
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.