



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-003000-25-EX

In the matter of: 5241 Montrose Rd 412
Niagara Falls ON L2H2T1

Between: Colin Scears Tenant
Lori Scears

And

Don Lafergola Landlord

Colin Scears and Lori Scears (the 'Tenant') applied for an order determining that Don Lafergola (the 'Landlord') 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 order was issued without a hearing being held.

Determinations:

1. On April 23, 2026 the Board received a Request to Withdraw an Application from the Tenant, requesting to withdraw the application without a hearing.
2. In accordance with Section 200 of the Act, and upon reviewing the T2 Application and the Request to Withdraw, I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

April 24, 2026
Date Issued

Nathalia Debski
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.