



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-013535-25

In the matter of: 26 MANSUR TERRACE
NORTH YORK ON M3J3R1

Between: Jesse Alan Negraeff Tenant

And

Justin Trottier Landlord

Jesse Alan Negraeff (the 'Tenant') applied for an order determining that Justin Trottier (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, harassed, obstructed, coerced, threatened or interfered with the Tenant, and did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals, and/or the charges the Tenant agreed to pay for them. This is the T2 Application.

The Tenant also applied for an order determining that 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 is the T6 Application.

This application was heard by videoconference on May 4, 2026.

The Landlord's Agent, Justin Trottier, and the Landlord's Legal Representative, Noah Gordon, attended the hearing.

As of 11:20 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. On April 24, 2026, the Tenant submitted a letter to the LTB requesting to withdraw their T2 and T6 Applications. This request was not actioned by the LTB prior to the hearing.
2. Although the Tenant did not attend the hearing, in the submission, the Tenant wrote, in part:

After careful consideration, I have decided to withdraw both applications for hearings. I have chosen instead to pursue a resolution through alternative means outside of this particular tribunals process.

3. Based on the Tenant's submission, I am satisfied they no longer wish to proceed with the applications. In accordance with subsection 200(4) of the Act, I consent to the withdrawal.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

May 13, 2026
Date Issued

Susan Priest
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.