



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-010761-25

In the matter of: Lower Unit, 93 Maplegrove Ave
Bradford ON L3Z1R9

Between: Richard Fairthorne Tenant

And

Nicholas Andrew Speciale Landlord

Richard Fairthorne (the 'Tenant') applied for an order determining that Nicholas Andrew Speciale (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 application was heard by videoconference on May 28, 2026.

Only the Tenant attended the hearing.

As of 9:23 a.m., the Landlord 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.

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 The application having been withdrawn, the LTB's file is closed.

June 1, 2026
Date Issued

Ilan Shingait
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.