



**Order under Sections 30 / 31 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-063216-24

In the matter of: 301, 3655 SANDWICH ST
WINDSOR ON N9C1B8

Between: Jason Drayton Tenants
Karrie Foesenek

And

York Property Management Landlord
Amiraco Properties Inc

Jason Drayton and Karrie Foesenek (the 'Tenants') applied for an order determining that York Property Management and Amiraco Properties Inc (the 'Landlord'):

- illegally collected or retained money from the Tenants;
- 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;
- entered the rental unit illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 15, 2026.

The Tenants, the Tenants' legal representative Christopher Loveridge, and the Landlord's legal representative Charlotte Williams attended the hearing. Sarah Decaire-Kjarsgaard attended as a witness for the Landlord but was not called upon to testify.

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 The application having been withdrawn, the LTB's file is closed.

June 24, 2026
Date Issued

Jeremy Henderson
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.