



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-080853-24

In the matter of: 6 foxdale crt
Toronto ON M2K2P2

Between: Ayjan Kavehei Landlord

And

Do Thanh Ngeyen Former Tenant

Ayjan Kavehei (the 'Landlord') applied for an order requiring Do Thanh Ngeyen (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Ayjan Kavehei (the 'Landlord') applied for an order requiring Do Thanh Ngeyen (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on December 18, 2025.

Determinations:

1. The proceedings have already begun.
2. On December 17, 2025 the Landlord's legal representative filed a request in writing that the application be withdrawn.
3. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn; the Board file is closed.

January 6, 2026
Date Issued

Kelly Delaney
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.