



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-009259-25

In the matter of: 474 UPPER GAGE AVE
HAMILTON ON L8V4J1

Between: Wilbert (Bill) Pauhl Tenant

And

Michael Smith Landlord

And

MOUSTAFA ELSHARAWI Purchaser

Wilbert (Bill) Pauhl (the 'Tenant') applied for an order determining that Michael Smith (the 'Landlord') and MOUSTAFA ELSHARAWI (the 'Purchaser') gave a notice of termination in bad faith.

This order was issued without a hearing being held.

Determinations:

1. On December 29, 2025, the Tenant filed a request to withdraw the application and I consent to this request.

It is ordered that:

1. The Tenant's application is dismissed as withdrawn.

January 9, 2026
Date Issued

Benjamin Seigel
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.