



Order under Section 31 Residential Tenancies Act, 2006

Citation: Frolov v 2790189 Ontario Inc, 2026 ONLTB 2759

Date: 2026-01-13

File Number: LTB-T-082354-25

In the matter of: Ground, 81 Vanevery
Etobicoke ON M8V1Y5

Between: Dmitri David Frolov Tenant

And

2790189 Ontario Inc Landlord

Dmitri David Frolov (the 'Tenant') applied for an order determining that 2790189 Ontario Inc (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.

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

The Landlord's Representative, David Myers, the Landlord and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant sought to withdraw their application. The Tenant requested to withdraw because the legal representative the Tenant had retained was unavailable for the hearing.
2. It was brought to the Tenant's attention that they could choose to proceed with their application and see if their application would have been adjourned due to additional time being required. Despite this being pointed out to the Tenant, the Tenant chose to withdraw their application.
3. The Landlord did not oppose the Tenant's request.

4. I am satisfied that the Tenant is making this request to withdraw their T2 application of their own choice and not as a result of any outside influence.
5. Pursuant to section 200(4) of the Act, the Tenant's request is granted.

It is ordered that:

1. The Tenant's T2 application is withdrawn.

January 13, 2026

Date Issued

Robert Brown

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.