



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-037440-25

In the matter of: GROUND FLOOR E ROOM, 218 MCCAUL ST
TORONTO ON M5T 1W5

Between: John Gunn Tenant

and

Bic Ha (Betty) Tsang Landlord

John Gunn (the 'Tenant') applied for an order determining that Bic Ha (Betty) Tsang (the 'Landlord') :

- entered the rental unit illegally.
- 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.

This application came before me for a mandatory adjudicative case conference in videoconference 136 on January 8, 2026.

Only the Tenant attended the hearing. As of 9:07 am, 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 the Board consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

January 16, 2026
Date Issued

Nersi Makki
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.