



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-051004-23-EX

In the matter of: HOUSE #2, 778 KINGSTON RD W
Ajax ON L1T3A1

Between: Leonard Roy Tenant

And

1000022565 Ont Inc dba Ajax Inn dba Moodies Landlord
Motor Inn

Leonard Roy (the 'Tenant') applied for an order determining that 1000022565 Ont Inc dba Ajax Inn dba Moodies Motor Inn (the 'Landlord') :

- 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.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

This order was issued without a hearing being held.

Determinations:

1. On January 20, 2026, the Tenant filed a request to withdraw the application. As one of the allegations in the Tenant's application is that the Landlord harassed, obstructed, coerced or threatened the Tenant, the Tenant requires the Board's consent to withdraw the application.
2. The Tenant states in their request to withdraw that the issues subject of the application have been resolved.
3. I am satisfied based upon the reasons provided by the Tenant that it would be appropriate to consent to the withdrawal of this application, and I consent to do so.

It is ordered that:

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 The Tenant's application is dismissed as withdrawn.

January 20, 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.