



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

File Number: LTB-T-098107-24

In the matter of: 1, 777 Beach blvd
Hamilton ON L8H6Y5

Between: Lee Rauti Tenant
Mellanie NIMCHAND

And

Shubham Agarwal Landlord

Lee Rauti and Mellanie NIMCHAND (the 'Tenant') applied for an order determining that Shubham Agarwal (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 (T2 Application); and
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).

Determinations:

1. The Tenant sought to withdraw the application.
2. In accordance with subsection 200(3) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Tenant's application is withdrawn, the Board's file is closed.

January 22, 2026
Date Issued

Elena Jacob
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.