



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-036146-25

In the matter of: Basement, 1215 Martins Boulevard
Brampton ON L6Y 0A1

Between: Tyler Brown Tenant

And

Zafar Arshad Landlord

Tyler Brown (the 'Tenant') applied for an order determining that Zafar Arshad (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;
- withheld or interfered with their vital services or care services and meals in a care home; and
- failed to maintain or repair the rental property, or failed to comply with health, safety, housing or maintenance standards.

This application was heard by adjudicative case conference on January 20, 2026.

Only the Tenant attended the adjudicative case conference.

As of 19:06AM, the Landlord was not present or represented at the hearing although properly served with notice of this adjudicative case conference by the LTB. There was no record of a request to adjourn the hearing. As a result, the adjudicative case conference proceeded with only the Tenant's evidence and submissions.

Determinations:

1. At the adjudicative case conference, the Tenant requested the Board's consent to withdraw the application.
2. Pursuant to subsection 200(3) of the *Residential Tenancies Act, 2006*, I consented to the Tenant's request to withdraw the application.
3. If the Tenant chooses to file a new application with the Board, the Tenant is reminded to adequately describe the issues giving rise to the application.

It is ordered that:

1. The application is dismissed.

January 28, 2026

Date Issued

Harry Cho

Vice Chair, 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.