



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-072947-25

In the matter of: 101 LIVINGSTON RD
MILTON ON L9T6J7

Between: Fawad Ashraf Landlord

And

LEON Lyttle Tenant
Shardae Brooks

Fawad Ashraf (the 'Landlord') applied for an order to terminate the tenancy and evict LEON Lyttle and Shardae Brooks (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 30, 2026.

The Landlord and the Tenant, Shardae Brooks, attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 5, 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.