



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-021407-25

In the matter of: 279 COCKSHUTT RD
BRANTFORD ON N3T5L6

Between: Morgan Lange Tenant
Jamie Deschamps

And

Mai Anh Tran Landlord

Morgan Lange and Jamie Deschamps (the 'Tenant') applied for an order determining that Mai Anh Tran (the 'Landlord') 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.

An adjudicative case conference was conducted on January 28, 2026.

The Tenants, the Landlord's Representative, Daniel English, and the Landlord attended the hearing.

Determinations:

1. The application was filed with the LTB on March 12, 2025.
2. Pursuant to section 29(2) of the Act, a tenant may only make an application based on issues that gave rise to the application within one year.
3. When this was clarified, the Tenants decided that since the bulk of what was claimed on their application exceeded that one-year period, that the likelihood of any meaningful resolution was nil.
4. At the case conference, the Tenants asked the consent of the LTB to withdraw their application. The Landlord did not object.
5. Pursuant to section 200(4) of the Act, I shall grant the Tenants' request, and dismiss their application as withdrawn.

It is ordered that:

1. The Tenant's application is withdrawn.

February 12, 2026
Date Issued

Robert Brown
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.