



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-050286-22

In the matter of: 335 CRAWFORD ST
LONDON ON N6C5S3

Between: Elisabethe Moriarty Tenants
David Moriarty

And

Nageeb Abdul Karim Landlord

Elisabethe Moriarty and David Moriarty (the 'Tenants') applied for an order determining that Nageeb Abdul Karim (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household,¹
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.²

This application was heard by videoconference on February 18, 2026.

The Tenant, Elisabethe Moriarty, the Tenants' Legal Representative, Christopher Hall, the Landlord, the Landlord's Legal Representative, Michael Cameron, and the Landlord's Witness, Brad Irving, attended the hearing.

Determinations:

1. At the hearing, the Tenants requested the consent of the Board to withdraw their application.
2. The Landlord was not opposed to the Tenants' request.
3. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the application.

¹ Section 31 of the *Residential Tenancies Act, 2006*.

² Section 30 of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The application having been withdrawn; the LTB's file is closed.

February 18, 2026
Date Issued

Alexandre Traboulsi
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.