



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-066965-25

In the matter of: Front, #3, 170 Sterling St.
London ON N5Y1Z2

Between: Jeremy Roger Cummings Tenant

And

Vic G Rajput Landlord

Jeremy Roger Cummings (the 'Tenant') applied for an order determining that Vic G Rajput (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.

This application was heard at an Adjudicative Case Conference (ACC) by way of videoconference on February 18, 2026.

The Tenant, the Landlord and the Tenant's legal representative, Kristina Mae Jennings, attended the hearing.

1. At the hearing, the Tenant sought to withdraw the application and I consented to the request.
2. The Tenant has filed two additional applications. A T2 application filed on September 14, 2025 that is scheduled for an ACC on March 25, 2026 under file LTB-T-076952-25 and another T6 application filed on September 28, 2025 under file LTB-T-081381-25 that was adjourned on February 12, 2026. The issue on this application, lead in the water supply, is included in the other Tenant applications.
3. The Landlord also has filed an L1 application on September 19, 2025 under file LTB-L-078709-25 which was adjourned on consent on December 1, 2025. On November 26, 2025 the Tenant submitted a list of s.82 Issues outlining the same claims in the Tenants multiple applications. The Landlord's application has yet to be rescheduled by the LTB.
4. The Landlord was opposed to the Tenant withdrawing this current T6 application on the basis that the Landlord finds the other files and overlapping issues confusing and they would like the matter dealt with as soon as possible so that the parties can move on from their ongoing conflict.
5. After taking submissions from both parties regarding the request to withdraw the application and upon granting the Tenants request to withdraw the application, the parties engaged in the ACC to see if there was any possibility in resolving the other applications

before the LTB. Unfortunately, the parties were way too far apart on any resolution of the matters. On this basis, the parties agreed that they would continue their resolution discussions outside of the LTB and may come to a resolution by the next March 26, 2026 ACC date for file LTB-T-76952-25 for the T2 application.

6. There was no agreed statement of facts put forward by either party.
7. The application having been withdrawn relating to LTB-T-066965-25, the LTB's file is closed.

February 25, 2026
Date Issued

Terri van Huisstede
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.