



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074045-25

In the matter of: 1528 Glenforest Crescent
Peterborough ON K9K2J2

Between: Phoenix Deluca Tenant
Johannes Widjedal

And

Richard Willshaw Landlord

Phoenix Deluca and Johannes Widjedal (the 'Tenant') applied for an order determining that Richard Willshaw (the 'Landlord'):

- entered the rental unit illegally.
- 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.

An Adjudicative Case Conference was held by videoconference on March 5, 2026. The Tenant's Legal Representative, A. Golabgir, and the Landlord, who would not speak, attended the case conference.

At the case conference, the Tenant sought to withdraw the application, and I granted the request.

It is ordered that:

1. The Tenant's application is dismissed.

March 11, 2026
Date Issued

Jitewa Edu
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.