



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-077787-25

In the matter of: 204, 1903 BAYVIEW AVE
EAST YORK ON M4G3E4

Between: James Ryan Patrick Wilson Tenant

And

Sterling Karamar Property Management Landlord

James Ryan Patrick Wilson (the 'Tenant') applied for an order determining that Sterling Karamar Property Management (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on March 10, 2026.

The Tenant and the Landlord's legal representative Sean Beard attended the hearing.

Determination:

1. At the hearing, the Tenant asked to withdraw the application, and I consented to the request.

It is Ordered:

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 The application having been withdrawn, the LTB's file is closed.

March 12, 2026
Date Issued

Kyle McGraw
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.