



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-060887-25

In the matter of: 2085 Kempton Park Drive
Mississauga, ON L5M 2Z1

Between: Frances Leanne Morgan Tenants
Recardo Cuthbert Samuel

And

Jamie Wang Landlord

Frances Leanne Morgan and Recardo Cuthbert Samuel (the 'Tenants') applied for an order determining that Jamie Wang (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 by videoconference on March 12, 2026.

The Tenants and the Landlord's Representative, Jiangning Guo, attended the hearing.

1. At the hearing, the Tenants sought to withdraw the application, and I consented to the request.
2. A previous hearing regarding an application for rent arrears was adjourned by the Board due to scheduling overflow: LTB-L-082935-24 (the 'L1 Hearing').
3. The L1 Hearing was originally scheduled to be heard on January 27, 2025. The Tenants served and filed a written description of the issues the Tenants intended to raise under section 82 of the Act on January 20, 2025. The Landlord's Representative confirmed that the parties agree that the Tenants complied with the procedural requirements of the LTB Rules of Procedure, Rule 19.4, and that the Tenants' issues will be considered by the Board when the L1 Hearing resumes.
4. The issues raised under section 82 in the L1 Hearing and the evidence served and filed in support of those claims are substantially equivalent to the contents of the Tenants' application. As such, given the Landlord's recognition of the Tenants' compliance with Rule 19.4 in the context of the L1 Hearing, the Tenants decided to withdraw this application and instead pursue remedies pursuant to section 82 at the L1 Hearing upon its resumption.

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 The application having been withdrawn; the LTB's file is closed.

March 19, 2026

Date Issued

Jeremy Henderson

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.