



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-007242-25

In the matter of: 2, 1378 QUEEN ST W
TORONTO ON M6K1L7

Between: Gabrielle-Lynn Dunning Tenant

And

Elaine Siu-Wah Yan Landlord

Gabrielle-Lynn Dunning (the 'Tenant') applied for an order determining that Elaine Siu-Wah Yan (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 17, 2026. The Tenant, a second Tenant (not named as a party to this application), Olivia Warren, and the Landlord, and her Representatives, Olga Leyenson and Christine Croft, attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. This matter was before me on March 17, 2026. On consent of the parties, this matter was adjourned subject to terms and conditions, and the agreement that the Tenant would subsequently advise whether the application would be withdrawn.
2. On March 31, 2026, the Tenant filed notified the Board, via e-mail copied to the Landlord's Representative, that the Tenant wished to withdraw the application.
3. In the circumstances, I consented to the Tenant's request to withdraw their application.

It is ordered on consent that:

1. The Tenant's application is marked as withdrawn, and the LTB file is closed.

April 13, 2026
Date Issued

Jane Dean

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.