



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-002415-22

In the matter of: A, 38 McMurrich St
Toronto ON M5R2A2

Between: Heather James
Richard Livesley
Tenants

And

Martin Kantor
Landlord

Heather James and Richard Livesley (the 'Tenants') applied for an order determining that Martin Kantor (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.

Determinations:

1. This matter was previously before the Board on March 21, 2023. The Member that heard the matter on that date did not issue a final order prior to their departure from the Board or their term expiring.
2. On February 2, 2026, the Board scheduled the application to be heard *de novo* on April 23, 2026.
3. On April 8, 2026, the Tenant, Heather James, submitted a request to the Board to withdraw the application. The request shows Ms. James has the authority to bind all of the Applicants in making the request.
4. The reasons for the request to withdraw the application do not show or suggest the Tenants are under any undue influence in making the request. Pursuant to section 200(4) of the *Residential Tenancies Act, 2006*, I consent to the Tenant's request to withdraw the application.

It is ordered that:

1. The Tenants' application is withdrawn. The Board's file is closed.

April 8, 2026
Date Issued

John Cashmore
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.