



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-030728-25

In the matter of: 214, 2355 Lakeshore Boulevard West
Toronto ON M8V1C1

Between: Lacquia James Tenants
Veron Ledrew

And

Aiderbrook management inc. Landlord

Lacquia James and Veron Ledrew (the 'Tenants') applied for an order determining that Aiderbrook management inc. (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.

Determinations:

1. This matter was before the Board on January 6, 2026 for an Adjudicative Case Conference. The matter was directed to a merits hearing and the Board has scheduled a hearing for July 13, 2026.
2. On April 7, 2026, the Tenant Lacquia James submitted a request to withdraw the application. The request shows Ms. James has the authority to bind all of the Applicants.
3. The Tenants' T2 application alleges the Landlord breached paragraph 4 of section 29(1) of the *Residential Tenancies Act, 2006* (the Act) and as such, the Tenants require the consent of the Board to withdraw their T2 application.
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(3) of the Act, I consent to the Tenants' request to withdraw the application.

It is ordered that:

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 The Tenants' application is withdrawn.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

April 10, 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.