



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

File Number: LTB-T-064658-25

In the matter of: E7, 1475 King Street W
Toronto ON M6K1J4

Between: Nicole Slattery
Patrick Hubbard
Tenants

And

Zachary Amzallag
Landlord

Nicole Slattery and Patrick Hubbard (the 'Tenants') applied for an order determining that Zachary Amzallag (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Determinations:

1. The Tenants filed this T2 application on August 5, 2025. The Board has scheduled an Adjudicative Case Conference for April 27, 2026.
2. On April 15, 2026, the Tenants submitted a request to withdraw the application.
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. The reasons provided also show the request is being made on behalf of both Applicants. For these reasons, 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 The Tenants' application is withdrawn.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.
2. The Adjudicative Case Conference scheduled for April 27, 2026 is cancelled.

April 15, 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.