



**Order under Section 87 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-084031-24

In the matter of: 308, 161 ATHOL ST E
OSHAWA ON L1H0A3

Between: ALMA Oshawa GP Inc. Landlord

And

Benjamin Boyi Former Tenant

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring Benjamin Boyi (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring Benjamin Boyi (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Determinations:

1. This application has been before the Board on September 15, 2025 and January 21, 2026. The matter was adjourned on those dates and is currently set for a hearing on May 12, 2026.
2. On April 16, 2026 the Landlord submitted a request to withdraw the application. Pursuant to section 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the request.

It is ordered that:

1. The Landlord's application is withdrawn. The Board's file is closed.
2. The May 12, 2026 hearing is cancelled.

April 17, 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.