



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-089472-24

In the matter of: 204, 266 Sherbourne Street
Toronto ON M5A2S2

Between: Matthew McGowan Tenant

And

Bradley Court Limited Landlord

Matthew McGowan (the 'Tenant') applied for an order determining that Bradley Court Limited (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 April 16, 2026.

The Tenant and the Landlord's legal representative, Ben Charlebois, attended the hearing.

Determinations:

1. At the hearing, the Tenant requested the consent of the Board to withdraw their application. Pursuant to subsection 200(4) of the Residential Tenancies Act, 2006 (the 'Act'), I consent to the Tenant's request to withdraw.

It is ordered that:

1. The Tenant's application is dismissed as withdrawn.

April 20, 2026
Date Issued

Laura Hartsliet
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.