



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-000702-26

In the matter of: unit 6, 136 Ridge Road North
Ridgeway ON L0S1N0

Between: James Boles Tenant

And

414909 Ontario Limited aka Crystal Ridge Apts Landlord

James Boles (the 'Tenant') applied for an order determining that 414909 Ontario Limited aka Crystal Ridge Apts (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 T2 application was filed by the Tenant on January 5, 2026. The Board has not yet scheduled the matter for a hearing.
2. On April 15 and 16, 2026, the Tenant's Legal Representative submitted multiple requests to withdraw the application. The Tenant's T2 application alleges the Landlord breached paragraph 4 of section 29(1) of the *Residential Tenancies Act, 2006* (the Act) and as such, the Tenant requires the consent of the Board to withdraw their T2 application.
3. Only their most recent request provides reasons as required by the Board's form.
4. The reasons for the third request to withdraw the application, submitted on April 16, 2026 do not show or suggest the Tenant is under any undue influence in making the request. Pursuant to section 200(3) of the Act, I consent to the Tenant's request to withdraw the application.

It is ordered that:

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 The Tenant's application is withdrawn.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

April 16, 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.