



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-028455-25

In the matter of: 5, 38 BARTON AVENUE
TORONTO ONTARIO M6G 1P3

Between: Sarah Wash Tenants
Michael Lindensmith

And

38 Barton Inc. Landlord

Sarah Wash and Michael Lindensmith (the 'Tenants') applied for an order determining that 38 Barton Inc. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 16, 2026.

The Landlord's Representative, Emily Barbati, and the Tenants attended the hearing.

1. At the hearing, the Tenants sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 22, 2026
Date Issued

Colette Myers
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.