



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

File Number: LTB-T-081829-25

In the matter of: 1702, 15 MERCER ST
TORONTO ON M5V0T8

Between: Masumi Vinamra Shah Tenants
Harpreet Singh Kahllon

And

Royal Estate Realty Point Landlord

Masumi Vinamra Shah and Harpreet Singh Kahllon (the 'Tenants') applied for an order determining that Royal Estate Realty Point (the 'Landlord') entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenants.

Determinations:

1. This application was before the Board on March 25, 2026 for the purposes of an Adjudicative Case Conference. The application was adjourned and directed to a merits hearing. The Board has not yet scheduled a hearing for the matter.
2. On April 21, 2026, the Tenants' Legal Representative submitted a request to withdraw the application. 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 requires the consent of the Board to withdraw their T2 application.
3. 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. Pursuant to section 200(3) of the *Residential Tenancies Act, 2006*, 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 The Tenants' application is withdrawn.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.

April 22, 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.