



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063083-24

In the matter of: 2025 SOUTH SHORE ROAD
TARZWELL ON P0K1V0

Between: Marlene Smith Tenant

And

Serge Bhatia Landlord

Marlene Smith (the 'Tenant') applied for an order determining that Serge Bhatia (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.

Determinations:

1. On April 20, 2026, the Tenant submitted an email to the LTB requesting to withdraw their T2 Application.
2. The hearing for this application is scheduled on July 20, 2026.
3. In the email, the Tenant indicates they wish to cancel the hearing stating the Landlord did not illegally increase the monthly rent.
4. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, (the 'Act'), I consent to the withdrawal.

It is ordered that:

1. The hearing scheduled on July 20, 2026 is cancelled.
2. The application having been withdrawn, the LTB's file is closed.

April 28, 2026
Date Issued

Susan Priest
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.