



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067832-25

In the matter of: BACK YARD ENTRANCE
49 SPYGLASS HILL RD
CONCORD ON L4K2K6

Between: Gabriel Posokhov Tenant

And

Vitali Tarutin Landlord

Gabriel Posokhov (the 'Tenant') applied for an order determining that Vitali Tarutin (the 'Landlord') altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenant.

Determinations:

1. On April 23, 2026, the Tenant's representative submitted a request to the LTB to withdraw the Tenant's T2 application.
2. An Adjudicative Case Conference is scheduled on May 19, 2026.
3. In the request, the Tenant's representative states the Landlord and the Tenant have reached a settlement and the Landlord provided sufficient monetary compensation, therefore the Tenant seeks to withdraw the application.
4. In accordance with subsection 200(4) of the Act, I consent to the withdrawal.

It is ordered that:

1. The Adjudicative Case Conference scheduled on May 19, 2026 is cancelled.
2. The application having been withdrawn, the LTB's file is closed.

April 27, 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.