



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-011998-26

In the matter of: 2101 ERIC CRES
GLOUCESTER ON K1B4P5

Between: Ashek Hossain Landlord
Rajin Akhtar

And

Bernard Parent Tenant

Ashek Hossain and Rajin Akhtar (the 'Landlords') applied for an order to terminate the tenancy and evict Bernard Parent (the 'Tenant') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on April 28, 2026.

The Landlords and their legal representative, James Baker, a licensed paralegal, and the Tenant together with his legal representative, Berkan Altun, a licensed paralegal, attended the hearing.

The Landlords' representative sought to withdraw the application and the Tenant's legal representative objected on the basis that the application was brought in bad faith and that a hearing on the merits should proceed so that a determination could be made.

The Landlords' representative advised me that errors had been made by the Landlords in completing the LTB application and that the Landlords would be bringing another application properly constituted. The Tenant's representative argued that this in and of itself constituted bad faith.

I specifically decline to make a finding of bad faith on the part of the Landlords because they are withdrawing their application because they are aware is not properly prepared.

The Tenant's representative also asked for costs of the appearance. I have exercised my discretion in declining to award costs. The improperly constituted application was withdrawn without the necessity of any hearing time. This is not a circumstance for costs.

ORDER:

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.

2. The application having been withdrawn, the LTB's file is closed.

April 30, 2026
Date Issued

Christina Budweth
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.