



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

File Number: LTB-T-049891-24

In the matter of: 754 Avenue Road
Toronto ON M5P2K3

Between: Matthew Jordan Rice Tenant

And

Bob Kennedy Landlord

Matthew Jordan Rice (the 'Tenant') applied for an order determining that Bob Kennedy (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.

Determinations:

1. This application was before the Board on May 7, 2025 and adjourned. The matter is currently set for a hearing on July 16, 2026.
2. On April 28, 2026, the Tenant submitted a request to withdraw the application. Pursuant to section 200(4) of the Act, I consent to the request.

It is ordered that:

1. The Tenant's application is withdrawn. The Board's file is closed.
2. The July 16, 2026 hearing is cancelled.

April 30, 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.