



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-081206-25

In the matter of: Basement, 116 BRAEMAR AVE
TORONTO ON M5P2L4

Between: Drew Dent-Murray Tenant

And

Karen Michelsen Landlord

Drew Dent-Murray (the 'Tenant') applied for an order determining that Karen Michelsen (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 and harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).

The Tenant also applied for an order determining 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 (T6 Application).

Determinations:

1. These applications were before the Board on April 7, 2026 for the purposes of an Adjudicative Case Conference. On April 15, 2026, the Board issued interim order LTB-T-081206-25-IN confirming the Tenant withdrew their T2 application at the case conference.
2. The interim order directs the Tenant's T6 application to a merits hearing. The Board has not yet scheduled a hearing for the matter.
3. On April 29, 2026, the Tenant submitted a request to withdraw the remaining T6 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 The Tenant's application is withdrawn.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.

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.