



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

File Number: LTB-T-034773-25-EX

In the matter of: 415, 10 Mendellsohn Street
Scarborough ON M1L0G7

Between: Nicholas Theriault
Raquel Theriault
Tenants

And

Mohammadali Shahbazi
Landlord

Nicholas Theriault and Raquel Theriault (the 'Tenants') applied for an order determining that Mohammadali Shahbazi (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.

This order was issued without a hearing being held.

Determinations

1. On May 1, 2026, the Tenants filed a request to withdraw the application. Pursuant to section 200 of *Residential Tenancies Act, 2006* (the 'Act'), I consent to the Tenants' request to withdraw.

It is ordered that:

1. The Tenants' application is withdrawn.

May 5, 2026
Date Issued

Karen Gonçalves
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.