



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-079737-23-EX

In the matter of: 106 PHILLIP AVE
SCARBOROUGH ON M1N3R4

Between: Guihua Yuan Landlords
Lei Dong

And

Mike Ezekiel Mormah Tenants
Angelika Pia Kreutzer

Guihua Yuan and Lei Dong (the 'Landlords') applied for an order to terminate the tenancy and evict Mike Ezekiel Mormah and Angelika Pia Kreutzer (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenant.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This order was issued without a hearing being held.

Determinations

1. On May 6, 2026, the Landlords filed a request to withdraw the application. Pursuant to section 200 of *Residential Tenancies Act, 2006* (the 'Act'), I consent to the Landlords' request to withdraw.

It is ordered that:

1. The Landlords' application is withdrawn.

May 14, 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.