



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-036747-25

In the matter of: 1811, 205 SHERWAY GARDENS RD
ETOBICOKE ON M9C0A5

Between: Wiliam Bruton Tenant

And

Javier Gonzalez-Wilson Landlords
Francisco Gonzalez

Wiliam Bruton (the 'Tenant') applied for an order determining that Javier Gonzalez-Wilson and Francisco Gonzalez (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Determinations:

1. This application was filed on May 4, 2025 and was before the Board for an Adjudicative Case Conference on January 14, 2026. The matter was directed to a merits hearing and the Board has scheduled the hearing for July 21, 2026.
2. On May 12, 2026, the Tenant submitted a request to withdraw the application.
3. The Tenant's T2 application alleges the Landlord breached paragraph 4 of section 29(1) of the *Residential Tenancies Act, 2006* (the Act) and as such, the Tenant requires the consent of the Board to withdraw their T2 application.
4. The Tenant explains in the request that the issues in this T2 application have been refiled and already heard by the Board on May 12, 2026 in T1 application (LTB-T-004087-26). The reasons for the request to withdraw the application do not show or suggest the Tenant is under any undue influence in making the request. Pursuant to section 200(3) of the Act, I consent to the Tenant's request to withdraw the application.

It is ordered that:

1. The Tenant's application is withdrawn. The Board's file is closed.

2. The July 21, 2026 hearing date is cancelled.

May 13, 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.