



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

File Number: LTB-L-108405-25

In the matter of: LOWER UNIT, 67 HAROLD ST
ETOBICOKE ON M8Z3R5

Between: Shahram Talebi Landlord

And

Billy Ritchey Tenant

Shahram Talebi (the 'Landlord') applied for an order to terminate the tenancy and evict Billy Ritchey (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Determinations:

1. This application was before the Board on March 23, 2026 and adjourned. The Board has scheduled the adjourned hearing for May 27, 2026.
2. On May 20, 2026, the Landlord submitted a request to withdraw the application. Pursuant to section 200(4) of the *Residential Tenancies Act, 2006*, I consent to the request.

It is ordered that:

1. The Landlord's application is withdrawn. The Board's file is closed.
2. The May 27, 2026 hearing is cancelled.

May 21, 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.