



Order under Sections 30, 31 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-088021-25

In the matter of: Apartment 2A, Unit 4, 12 Lansdowne
Avenue
Toronto ON M6K2V8

Between: Kevin Joy Tenant

And

Madison Community Services Landlords
Mental Health Program Services for
Metropolitan Toronto
YHP Inc.
12 Lansdowne Inc.
Anchor Property Managers Inc.

Kevin Joy (the 'Tenant') applied for an order determining that Madison Community Services, Mental Health Program Services for Metropolitan Toronto, YHP Inc., 12 Lansdowne Inc. and Anchor Property Managers Inc. (the 'Landlords') altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys, 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 and did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and / or the charges the Tenant agreed to pay for them (T2 application).

The Tenant also applied for an order determining the Landlords collected or retained money illegally (T1 application).

The Tenant also applied for an order determining that 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 filed on October 31, 2025. The Board has scheduled an adjudicative case conference for June 25, 2026.
2. On May 18, 2026, the Tenant submitted a request to withdraw the applications. The Tenant's T2 application alleges the Landlords 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.

3. 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 The Tenant's applications are withdrawn. The Board's file is closed.
2. The June 25, 2026 case conference is cancelled.

May 22, 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.