



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-065831-25

In the matter of: Basement, 12 Night Sky Court
Richmond Hill ON L4C2R4

Between: James Powell Tenant

And

CHAITONS/AST TRUST COMPANY Landlord
Janina Joseph Walker

James Powell (the 'Tenant') applied for an order determining that CHAITONS/AST TRUST COMPANY and Janina Joseph Walker (the 'Landlords'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

On May 26, 2026, the Tenant filed a request to withdraw the application.

1. The matter is currently subject to a stay resulting from an appeal of an interim order to the Divisional Court. The stay is hereby lifted to the extent necessary to decide the withdrawal request.
2. I consent to the withdrawal request.
3. The application having been withdrawn, the LTB's file is closed.

June 1, 2026
Date Issued

Dale Whitmore
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.