



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097228-23

In the matter of: MAIN FLOOR, 129 O'CONNOR DR
EAST YORK ON M4J2S5

Between: Jean Pierre Charbonneau Tenant

And

2315594 Ontario Inc. Landlords
Lilly Tsambalieros-Hinton

And

Franco DiPede A.K.A. Frank DiPede Superintendent

And

Kelly Hawkes Landlord's Agent

Jean Pierre Charbonneau (the 'Tenant') applied for an order determining that 2315594 Ontario Inc. and Lilly Tsambalieros-Hinton (the 'Landlords') and Franco DiPede A.K.A. Frank DiPede (the 'Superintendent') and Kelly Hawkes (the 'Landlords' Agent'):

- entered the rental unit illegally; and
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant; and
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

Determinations:

1. On June 3, 2026, the Tenant submitted a request to the LTB to withdraw their T2 and T6 applications.
2. An Adjudicative Case Conference was scheduled on December 5, 2024 which was adjourned at the Landlord's request. On December 8, 2025 and April 22, 2026, the subsequent hearings were adjourned on consent of the parties.

3. In the request the Tenant states:

"I would like to withdraw this application for a couple reasons first I am mentally exhausted from dealing with the LTB since 2021 it is extremely difficult on myself my wife and both my children emotionally and mentally it is distressing. I suffer from complex ptsd, treatment resistant depression and anxiety, severe adhd so all of this puts me in a state of mind which make it unberable for my family, myself and my work. I work in the movie business as a assistant head carpenter and I had to take to many days off over the last 5 years I just cant anymore i will eventually lose my position at work, which i can not afford, I need a break from all of this, I probably will refile at a later date. I also cant afford this anymore."

4. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the T2 and T6 applications.

It is ordered that:

1. The applications having been withdrawn, the LTB's file is closed.

June 11, 2026
Date Issued

Susan Priest
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.