



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-091751-25

In the matter of: 73 WEST ST N
ST. CATHARINES ON L2V2S4

Between: Ralph Ruberg Tenant

And

Maaz Khan Landlord

Jasmine Lenchyshyn Former Landlord

Ralph Ruberg (the 'Tenant') applied for an order determining that Jasmine Lenchyshyn (the former Landlord) and Maaz Khan (the 'Landlord'):

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on June 3, 2026.

The Former Landlord and their legal representative Judith Calendar, the Landlord and their legal representative Reginald Bent, and the Tenant's legal representative Joshua William McKeown attended the hearing.

Determination:

1. At the hearing, the Tenant asked to withdraw the application, and I consented to the request.

It is Ordered:

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 The application having been withdrawn, the LTB's file is closed.

June 8, 2026
Date Issued

Kyle McGraw
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.