



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-096538-25

In the matter of: BEDROOM, 630 LEMAY GROVE
PETERBOROUGH ON K9K0G9

Between: Kushagra Bedi Tenant

And

Pragash Selvaratnam Landlord

Kushagra Bedi (the 'Tenant') applied for an order determining that Pragash Selvaratnam (the 'Landlord') 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 withheld or interfered with their vital services or care services and meals in a care home (T2 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 November 15, 2025 and are currently set for an adjudicative case conference on June 10, 2026.
2. On June 9, 2026, the Tenant's Legal Representative submitted a request to withdraw the applications.
3. The Tenant's T2 application alleges the Landlord 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 the application.
4. 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 The Tenant's applications are withdrawn.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 10, 2026 adjudicative case conference is cancelled.

June 9, 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.