



Order under Section 31 Residential Tenancies Act, 2006

Citation: RAYNOR v PIRZADA, 2026 ONLTB 49087

Date: 2026-06-24

File Number: LTB-T-017696-25

In the matter of: 3422 NIGHTHAWK TRAIL
MISSISSAUGA ON L5N6G4

Between: CAMALA RAYNOR
ANDRE WILKINS
Tenants

And

AHMED PIRZADA
Landlord

CAMALA RAYNOR and ANDRE WILKINS (the 'Tenants') applied for an order determining that AHMED PIRZADA (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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

This application was heard by videoconference on June 18, 2026.

The Landlord and the Tenant, A. Wilkins, attended the hearing.

As of 9:40 a.m., the Tenant, C. Raynor, was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Tenant, A. Wilkins, said that he was not in communication with the other Tenant, C. Raynor.

Determinations:

1. At the hearing, the Tenants requested the consent of the Board to withdraw the application.
2. I consented to the Tenants' request.

It is ordered that:

1. The Tenants' application is withdrawn.

June 24, 2026

Date Issued

Nancy Morris

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.