



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-019939-26

In the matter of: 34A, 34 FERNWOOD PARK AVE
TORONTO ON M4E3G1

Between: Ron Peterson Tenant

And

Ross Afzalimehr Landlord
Rasha El-Tamimi

Ron Peterson (the 'Tenant') applied for an order determining that Ross Afzalimehr and Rasha El-Tamimi (the 'Landlord'):

- 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.

This application was scheduled to be heard by videoconference on July 27, 2026.

Determinations:

1. The Tenant's T2 application LTB-T-019939-26 was scheduled to be heard with the Landlord's L2 application LTB-L-107241-25 on April 29, 2026.
2. The matters were adjourned due to insufficient time to complete the Landlord's application; the Landlord's application was to start at the next hearing with the Landlord's witness.
3. There was insufficient time to start the Tenant's application.
4. The matters were scheduled to be heard on July 27, 2026.
5. On June 17, 2026, the Tenant requested to withdraw their T2 application noting they had come to a settlement regarding the issues in dispute and both parties agree to the withdrawal of the T2 application and resolve privately.

6. Based on the information provided in the request, I accept the Tenant's request to withdrawn the applicaton.

It is ordered that:

1. The Tenant's application is withdrawn.

June 26, 2026
Date Issued

Diane Wade
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.