



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-050971-26

In the matter of: 1807, 221 MELVIN AVE
HAMILTON ON L8H2K1

Between: Eliza Louise Nwachukwu Tenant

And

Darren Fink Landlord

Eliza Louise Nwachukwu (the 'Tenant') applied for an order determining that Darren Fink (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.

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.

Determinations:

1. This application was filed on June 12, 2026. The Board has not yet scheduled the matter for a hearing.
2. On June 22, 2026, the Tenant submitted a request to withdraw the application.
3. The Tenant's T2 application alleges the Landlord breached paragraph 4 of section 29(1) of 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, including the content of the emails sent to the Board, 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.

It is ordered that:

1. The Tenant's application is withdrawn. The Board's file is closed.

June 24, 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.