



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-079625-25

In the matter of: 0811, 2757 KIPLING AVE
TORONTO ON M9V4C4

Between: Amstar Pool I LP Landlord

And

Nichole Nicketia Gordon Tenants
Allison Natalee Graham

Amstar Pool I LP (the 'Landlord') applied for an order to terminate the tenancy and evict Nichole Nicketia Gordon and Allison Natalee Graham (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 15, 2025. The Landlord's Legal Representative, Moez Nabi, and the Tenant, Nichole Nicketia Gordon, attended the hearing.

Determinations:

1. The Landlord's Legal Representative advised that, prior to the hearing, the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued to December 31, 2025.

January 7, 2026
Date Issued

Rachel Gibbons
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.