



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

File Number: LTB-L-081898-25

In the matter of: 311, 750 Morningside Ave.
Scarborough, ON M1C 3A1

Between: Blackstar 750 Morningside Limited
Partnership

Landlord

And

Pauline Burke

Tenant

Blackstar 750 Morningside Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Burke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 18, 2025.

The Landlord's Representative, Sylwia McArthur, and the Tenant attended the hearing.

As of 8:47 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord's Representative advised the LTB that prior to the hearing the Tenant 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 Tenant based upon arrears of rent is discontinued.

January 8, 2026
Date Issued

Nicole Pedron
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.