



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

File Number: LTB-L-094129-25

In the matter of: 22, 9480 LONGWOODS RD
CHATHAM ON N7M5J7

Between: 14502019 Canada Inc Landlord

And

Gregory Couture Tenant

14502019 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Couture (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- The Tenant has persistently paid late the Tenant's rent.

This application was heard by videoconference on December 22, 2025.

Only the Landlord's agent, Siyang Zhao, attended the hearing.

As of 1:38 p.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.

1. The Landlord 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 November 30, 2025, and the filing fee.
2. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. The Landlord requested to withdraw their L2 application and I agreed to their request. The L2 application being withdrawn, the LTB's file is now closed.

January 9, 2026
Date Issued

Vishal Nanda
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.