



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

File Number: LTB-L-082202-25

In the matter of: 612, 35 WARRENDER AVE
ETOBICOKE ON M9B5Z5

Between: Princess Gardens c/o Princess Management Landlord

And

Raymond Bryce Tenants
Karina Orellana-Schwalm

Princess Gardens c/o Princess Management (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Bryce and Karina Orellana-Schwalm (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Emily Barbaty and the Tenant, Raymond Bryce, attended the hearing.

1. The Landlord advised the LTB 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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

January 5, 2026
Date Issued

Allana McComb
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.