



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

File Number: LTB-L-083678-25

In the matter of: 705, 1441 LAWRENCE AVE E
NORTH YORK ON M4A1W3

Between: Elm Place Inc. - 1441 Lawrence Ave. E Landlord

And

Achraf Ali Alsaiah Tenant

Elm Place Inc. - 1441 Lawrence Ave. E (the 'Landlord') applied for an order to terminate the tenancy and evict Achraf Ali Alsaiah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Sharon Harris, and the Tenant, Achraf Ali Alsaiah, attended the hearing.

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 December 31, 2025, and the filing fee.
2. 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

Christopher Lin
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.