



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

File Number: LTB-L-085943-25

In the matter of: 2011, 135 FENELON DR
NORTH YORK ON M3A3K7

Between: Beaux Properties Management Company Landlord

And

Ahmad Yousuf Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Yousuf (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 6, 2026.

The Landlord's Agent, Athena Metaxas, and the Tenant 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 January 31, 2026, 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 13, 2026
Date Issued

Ilan Shingait
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.