



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

File Number: LTB-L-087059-25

In the matter of: 503, 110 ST CLAIR AVE W
TORONTO ON M4V1N4

Between: Helberg Properties Limited Landlord

And

Marjorie Francis Tenants
Nancy Francis

Helberg Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Marjorie Francis and Nancy Francis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 5, 2026.

The Landlord's Representative, Elaine Page, and the Tenant, Marjorie Francis attended the hearing.

Determinations:

1. The Landlord's Representative 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.

It is ordered that:

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

January 9, 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.