



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

File Number: LTB-L-088818-25

In the matter of: 702, 545 THE WEST MALL
TORONTO ON M9C1G6

Between: WEST MALL HOLDINGS JOINT VENTURE (1969) Landlord

And

ERZSEBET KOTAI Tenants
JANOS TOTH

WEST MALL HOLDINGS JOINT VENTURE (1969) (the 'Landlord') applied for an order to terminate the tenancy and evict ERZSEBET KOTAI and JANOS TOTH (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

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

Only the Landlord's Representative, Sean Beard, attended the hearing. As of 12:52pm, the Tenants were 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 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 January 31, 2026 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 15, 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.