



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

File Number: LTB-L-098426-25

In the matter of: 106, 75 Silver Springs Blvd.
Toronto, ON M1V 1W2

Between: IMH Pool XV LP Landlord

And

Esther Boaz Tenants
Joseph Narumathan Bastiyampillai

IMH Pool XV LP (the 'Landlord') applied for an order to terminate the tenancy and evict Esther Boaz and Joseph Narumathan Bastiyampillai (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 8, 2026. The Landlord's representative, Sofia Enriquez, and the Tenant, Esther Boaz, 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 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 14, 2026
Date Issued

Dawn Sullivan
Vice Chair, 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.