



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

File Number: LTB-L-083482-25

In the matter of: 204, 514 DAWES RD
EAST YORK ON M4B2E9

Between: Dawes Properties Inc. Landlord

And **JAN 12, 2026**

Clarita Ituralde Tenants
Alfredo R Cortes

Dawes Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Clarita Ituralde and Alfredo R Cortes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's Representative, Ravis Mohebbian, attended the hearing.

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 12, 2026
Date Issued

Colin Elsby
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.