



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

File Number: LTB-L-086719-25

In the matter of: 804, 2460 KEELE ST
NORTH YORK ON M6L2N4

Between: 2363753 Ontario Inc Landlord

And

Raul Marcell Duran Mendoza Tenant

2363753 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Raul Marcell Duran Mendoza (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 13, 2026.

The Landlord's legal representative, Daniel Moak, 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 October 31, 2025, 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 16, 2026
Date Issued

Nathan Korenberg
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.