



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-091336-25

In the matter of: 512, 1780 EGLINTON AVE E
TORONTO ON M4A2T2

Between: 547622 Ontario Limited c/o Bentall Property Services (Ontario) Ltd. Landlord

And

Ana Ramirez Orozco Tenant

547622 Ontario Limited c/o Bentall Property Services (Ontario) Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ana Ramirez Orozco (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Only the Landlord's Legal Representative, Faith McGregor, attended the hearing.

As of 11:16 a.m., the Tenant was 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.

Determinations:

1. The Landlord stated that the Tenant served an N9 notice of termination on October 29, 2025, terminating the tenancy on December 31, 2025. I am satisfied based on the Landlord's evidence that the Tenant vacated the rental unit on December 22, 2025.
2. The Landlord stated that the Tenant paid the filing fee on November 22, 2025.

It is ordered that:

1. The Landlord's application is dismissed.

January 21, 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.