



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

File Number: LTB-L-087698-25

In the matter of: 504, 20 SANAGAN RD
ETOBICOKE ON M9V1R9

Between: Zev Investments Limited Landlord

And

Patrick Shirley Tenant

Zev Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Shirley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 20, 2026.

Only the Landlord's legal representative Emily Barbaty attended the hearing.

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.

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 January 31, 2026, 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 22, 2026
Date Issued

Brett Lockwood
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.