



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

File Number: LTB-L-092397-25

In the matter of: 5, 1661 BATHURST ST
TORONTO ON M5P3J8

Between: Leabracore Inc. Landlord

and

James Oliphant
Ashley Winiarz Tenants

Leabracore Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict James Oliphant and Ashley Winiarz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026.

Only the Landlord's Legal Representative, Julia MacDonald, attended the hearing.

As of 8:55am, 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 29, 2026
Date Issued

Candace Aboussafy
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.