



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

File Number: LTB-L-106059-25

In the matter of: 100, 700 KINGSTON RD
TORONTO ON M4E1R4

Between: Merkur Properties Landlord

And

Irem Naz Saka Tenants
Nurettin Serdar Agirbas

Merkur Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Irem Naz Saka and Nurettin Serdar Agirbas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Jason Paine, and the Tenant, Irem Naz Saka, attended the hearing.

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 23, 2026
Date Issued

Teresa Hunt
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.