



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

File Number: LTB-L-091819-25

In the matter of: 710, 3400 KEELE ST
NORTH YORK ON M3J1L7

Between: 2058159 Ontario Limited (York Towers) Landlord

And

Serak Ghebremariam Tenants
Dawit Amar
Sem Ghebremariam

2058159 Ontario Limited (York Towers) (the 'Landlord') applied for an order to terminate the tenancy and evict Serak Ghebremariam, Dawit Amar and Sem Ghebremariam (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 Representative, Emily Barbaty attended the hearing.

As of 1:30 p.m., 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 December 31, 2025, 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 30, 2026
Date Issued

Colin Elsby
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.