



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

File Number: LTB-L-090659-25

In the matter of: 310A, 468 OTTAWA ST N
HAMILTON ON L8H4A6

Between: 468 Ottawa Street North Residences Landlord
Corp

And

Patricia Reid Tenants
Brandon O'Donnell
Megan O'Donnell

468 Ottawa Street North Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Reid, Brandon O'Donnell and Megan O'Donnell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 27, 2026.

Only the Landlord's Legal Representative, Jeff Shabes, attended the hearing.

As of 9:16 a.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's Legal Representative 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

Fotoula Hatzantonis
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.