



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

File Number: LTB-L-091827-25

In the matter of: 1805, 230 OAK ST
TORONTO ON M5A2E2

Between: Akelius Canada Ltd Landlord

And

Timothy D.E. Sills Tenants
Edrei Sills

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy D.E. Sills and Edrei Sills (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 29, 2026.

The Landlord's Legal Representative Sabrina Marchionne and the Tenants 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 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.

February 5, 2026
Date Issued

Jagger Benham
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.