



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096012-25

In the matter of: 405, 85 BLOOR ST W
OSHAWA ON L1J6G8

Between: 2855101 ONTARIO INC

Landlord

And

Tonio Orlando O'melly

Tenant

2855101 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict Tonio Orlando O'melly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on February 2, 2026.

The Landlord's Representative, Anome Mehrabian, and the Tenant attended the hearing.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Samantha Greaves
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.