



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

File Number: LTB-L-095346-25

In the matter of: 105, 1309 WILSON AVE
TORONTO ON M3M1J4

Between: Biddington Property Management Corp. Landlord

And

Dave Brown Tenant

Biddington Property Management Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2026.

The Landlord's Representative, Jason Paine, the Tenant, and the Tenant's Representative, J Ricardo Colonnese, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing, the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement, as well as the filing fee, for the period ending January 31, 2026.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 11, 2026
Date Issued

Nancy Morris
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.