



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091175-25

In the matter of: 508, 10 ALLANHURST DR
ETOBICOKE ON M9A4J5

Between: H&R Property Management Ltd. Landlord

And

Sofia Escobedo Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Sofia Escobedo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

The Landlord Representative Sabrina Marchionne and the Tenant attended the hearing.

Agreed facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. Subsequent to receipt of the N4 Notice the Tenant received a stay of proceeding pursuant to a Consumer Proposal filed on October 10, 2025 which includes the amount of \$3,574.84 owing to the Landlord.

Determinations:

3. Due to the Tenant paying the rent that came due and owing after October 10, 2025 up to the date of the hearing, the Landlord's application cannot proceed.

It is ordered that:

1. The Landlord's application is dismissed.

February 4, 2026
Date Issued

Kelly Delaney
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.