



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

File Number: LTB-L-095753-25

In the matter of: 1362 FOXWELL ST
GLOUCESTER ON K1B 5J2

Between: Brookmill Garden Homes Landlord

and

Marion Smythe Tenants
Sean Murphy

Brookmill Garden Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Marion Smythe and Sean Murphy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's representative, Grace George, attended the hearing.

As of 8:41 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 advised the Board 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 January 31, 2026, 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 10, 2026
Date Issued

Adeela Alvez
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.