



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

File Number: LTB-L-100006-25

In the matter of: 713, 5 GLAMORGAN AVE
SCARBOROUGH ON M1P4P1

Between: 5 Glamorgan Co-Ownership Residences Landlord
Corp.

And

Leila Per Tenants
Apolinario A. Per

5 Glamorgan Co-Ownership Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Leila Per and Apolinario A. Per (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 5, 2026. Only the Landlord's Representative, Lily McMillan, attended the hearing.

As of 9:19 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

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 February 28, 2026, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued to February 28, 2026.

February 11, 2026

Date Issued

Rachel Gibbons

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.