



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

File Number: LTB-L-096063-25

In the matter of: 1004, 2020 SHEPPARD AVE W
TORONTO ON M3N1A3

Between: Capreit 2 Limited Partnership Landlord

And

Nikki Nathaniel Tenant

Capreit 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nikki Nathaniel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Representative, Geoff Paine attended the hearing.

As of 1:50 p.m., the Tenant was 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 Tenant 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 December 31, 2025, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 10, 2026
Date Issued

Christina Philp
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.