



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

File Number: LTB-L-099020-25

In the matter of: 1006, 185 SHAUGHNESSY BLVD
NORTH YORK ON M2J1K2

Between: Westdale Construction Co. Limited Landlord

And

Ioan Ruja Tenant

Westdale Construction Co. Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ioan Ruja (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 10, 2026.

Only the Landlord's agent, Liz Fera attended the hearing.

As of 9:27 a.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 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 Tenant based upon arrears of rent is discontinued.

February 13, 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.