



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-090903-25

In the matter of: 2106, 1775 WESTON RD
YORK ON M9N3P8

Between: Weston Property Management Landlord

And

Paulo Jose Freitas Tenant

Weston Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Paulo Jose Freitas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on February 9, 2026.

Only the Landlord's Representative, Allistair Trent, and the Landlord's Agent, Maria Doria, attended the hearing.

As of 9:46 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 Tenant paid the Landlord all the rent that was in arrears up to February 28, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 17, 2026

Date Issued

Jeremy Henderson

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.