



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

File Number: LTB-L-098024-25

In the matter of: 4413 Park St
Niagara Falls ON L2E2P4

Between: Rajat Bhalla Landlord

And

Kevin Holden Tenants
Jennifer Moore

Rajat Bhalla (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Holden and Jennifer Moore (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

Only the Landlord attended the hearing.

As of 9:22 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.

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

February 24, 2026
Date Issued

Mayra Sawicki
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.