



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

File Number: LTB-L-102473-25

In the matter of: 411, 1385 MIDLAND AVE
TORONTO ON M1P3B8

Between: 1704580 Ontario Limited O/A Merl Properties Landlord

and

Umar Rahim Tenant

1704580 Ontario Limited O/A Merl Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Umar Rahim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative, Lily McMillan and the Tenant attended the hearing.

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

February 24, 2026
Date Issued

Rebecca Case
Vice Chair, 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.