



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

File Number: LTB-L-103095-25

In the matter of: 410, 20 CARABOB COURT
SCARBOROUGH ON M1T3N1

Between: Las Brisas Apartments Landlord

And

Amber Ahmad Tenants
Amber Tenants

Las Brisas Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Ahmad and Amber Tenants (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on February 19, 2026.

Only the Landlord's Legal Representative, Sean Beard, attended the hearing.

As of 2:09 p.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.

Determinations:

1. The Tenants 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 Tenants shall pay to the Landlord \$135.87 for the cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before March 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 9, 2026, at 4.00% annually on the balance outstanding.

February 25, 2026

Date Issued

Sean Ramage

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.