



REQUEST FOR A DISCONTINUANCE ORDER WITHOUT A HEARING

1. I SEAN BEARD, am the Landlord (or its legal representative) and filed L1 application: LTB-L-002433-26, for an order to terminate the tenancy and evict the Tenant(s) because of rent arrears.
2. After the L1 was filed, the Tenant(s) paid all rent arrears and all new rent that was owing for the period ending on 28/02/2026. The Tenant(s) also paid the Landlord for the filing fee for this application.
3. I solemnly declare that the information I have provided is true and understand that it is an offence to provide false or misleading documents to the Board. I request that the Landlord and Tenant Board issue a discontinuance order

I am the: ☒ Landlord ☐ Landlord Representative

FEB 27, 2026

Declarant name: SEAN D BEARD

Declarant signature ☐

Date (dd/mm/yyyy) 26 10 21 20 26 ☐☐☐

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In the matter of: 71Q 44 VALLEY WOODS ROAD TORONTO ONM3A 2R6 Rental Unit Address

Between: TOP OF THE VALLEY APARTMENTS Landlord

And

ALEX SHEKOUHI & NADIA FEROOZI Tenant(s)

The Landlord applied for an order to terminate the tenancy and evict the Tenant(s) because the Tenant(s) did not pay the rent that the Tenant(s) owes.

1. Based on the Landlord's submissions, I find that the Tenant(s) paid the Landlord all rent arrears and all new rent that was owing for the period ending on February 28, 2026. The Tenant(s) also paid the Landlord for the filing fee
2. The Landlord's application is discontinued. As a result, no hearing will be held, and file will be closed.

Ian Speers

February 27, 2026

Member, Landlord and Tenant Board

Date Issued
