



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

File Number: LTB-L-103265-25

In the matter of: 533, 35 ST DENNIS DR
NORTH YORK ON M3C1G9

Between: SKPM RENTS 2 Landlord

And

FRANTISEK MIRGA Tenant

SKPM RENTS 2 (the 'Landlord') applied for an order to terminate the tenancy and evict FRANTISEK MIRGA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Only the Landlord's Legal Representative Sara Ginman attended the hearing.

As of 8:40 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.

1. The Landlord's Legal Representative requested an amendment to the L1 application to correct the spelling of the Landlord's legal name from SKPM RENTS 1 to SKPM RENTS 2. The Tenant was not present at the hearing to provide any submissions regarding this amendment request. After considering the request, including that the N4 notice of termination does state the correct name of the Landlord, and that we believe there would be no prejudice to the tenant, the request to amend the L1 application was amended. The L1 application has been amended accordingly.
2. 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.

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

March 4, 2026
Date Issued

David McFadden
Member, Landlord and Tenant Board

March 4, 2026
Date Issued

Heather Chapple
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.