



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

File Number: LTB-L-103059-25

In the matter of: 309, 170 ISLINGTON AVE
ETOBICOKE ON M8V3B6

Between: Capreit Limited Partnership Landlord

And

Abraham Kingsley Chellaadurai Tenants
Noor Muhamed Maraicar

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Abraham Kingsley Chellaadurai and Noor Muhamed Maraicar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 26, 2026.

The Landlord's Legal Representative, Jason Paine, and the Tenants attended the hearing.

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.

March 6, 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.