



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

File Number: LTB-L-104601-25

In the matter of: 1201, 370 MCCOWAN RD.
SCARBOROUGH ON M1J1J3

Between: Capreit Limited Partnership Landlord

And

Muhammad Ilyas Ismail Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Ilyas Ismail (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026. The Landlord's Legal Representative, Eshita Mongia, and the Tenant attended the hearing.

Determinations:

1. The Landlord's Legal Representative advised 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.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued to February 28, 2026.

March 9, 2026
Date Issued

Rachel Gibbons
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.