



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

File Number: LTB-L-107981-25

In the matter of: 2108, 22 CLOSE AVE
TORONTO ON M6K2V4

Between: Amelin Property Management Landlord

And

Sean Sutherland Tenant

Amelin Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Sutherland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 10, 2026.

Only the Landlord's agent, Michael Holzberg, attended the hearing.

As of 1:19 p.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.

Determinations:

1. 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 March 31, 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.

March 16, 2026
Date Issued

Christina Philp
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.