



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

**File Number:** LTB-L-107308-25

**In the matter of:** 1110, 230 OAK ST  
TORONTO ON M5A 2E2

**Between:** Akelius Canada Ltd. Landlord

**and**

Matthew Nkenor Tenants  
Joshua Nkenor

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Nkenor and Joshua Nkenor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's representative, Sabrina Marchionne, attended the hearing.

As of 1:09 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 advised the Board 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 March 31, 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 19, 2026**  
**Date Issued**

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Adeela Alvez  
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.