



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

File Number: LTB-L-003469-26

In the matter of: 561 CHIPPAWA ST
WINDSOR ON N9C2W2

Between: Goldmar Property Management Landlord

And

Deborah Brown Tenants
Christopher Holden

Goldmar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Brown and Christopher Holden (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 19, 2026.

Only the Landlord's legal representative Justin Brodie Timms-Fryer attended the hearing.

As of 9:16 a.m., the Tenants were 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 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 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 27, 2026
Date Issued

Nersi Makki
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.