



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

File Number: LTB-L-000723-26

In the matter of: 75 SPRING ARBOUR RD
Vaughan ON L4J0C3

Between: Javad Hosseini Landlords
Anzhelika Obratsova

And

Julia Gousseva Tenant

Javad Hosseini and Anzhelika Obratsova (the 'Landlords') applied for an order to terminate the tenancy and evict Julia Gousseva (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords' Representative, Vanessa Palumbo, and the Tenant attended the hearing.

1. The Landlords' Representative 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 February 28, 2026, and the filing fee.
2. The Landlords' application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

March 31, 2026
Date Issued

Dawn Carr
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.