



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

Citation: Sidhu v Borrelli, 2026 ONLTB 20812

Date: 2026-03-27

File Number: LTB-L-108232-25

In the matter of: Basement, 1153 ASPEN RIDGE CRES
BELLE RIVER ON N8L1A9

Between: Sanveer Singh Sidhu Landlord

And

Monica Marie Borrelli Tenant
Marisa Borrelli

Sanveer Singh Sidhu (the 'Landlord') applied for an order to terminate the tenancy and evict Monica Marie Borrelli and Marisa Borrelli (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe

This application was heard by videoconference on March 3, 2026.

Only the Landlord's representative, Muhammad Malik, attended the hearing.

As of 2:14 p.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 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 Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. As a result of this order, the LTB's file will be closed.

It is ordered that:

4. The Landlord's application is discontinued.

5. The Tenant shall pay the monthly rent on or before the first day of every month, beginning April 1, 2026, through to March 1, 2027.
6. If the Tenant fails to make any one of the payments in accordance with this order the landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to s. 78 of the Act for an order terminating the tenancy and evicting the Tenants.

March 27, 2026
Date Issued

Vanessa Davies
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.