



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

**File Number:** LTB-L-002399-26

**In the matter of:** 202, 385 GIBB ST  
OSHAWA ON L1J1Z4

**Between:** Bedford Properties & Estates Ltd. Landlord

**And**

Ashleigh Appiah Tenant

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashleigh Appiah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026.

The Landlord's Representative, Sharon Harris, and the Tenant attended the hearing.

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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

**April 10, 2026**  
**Date Issued**

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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.