



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

File Number: LTB-L-001716-26

In the matter of: 708, 750 YORK MILLS RD
Toronto ON M3B1W9

Between: MLYM Inc. Landlord

And

Mohamad Birkdar Tenant

MLYM Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamad Birkdar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Representative, Faith McGregor, attended the hearing.

As of 9:45 a.m., the Tenant was 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 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 1, 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.