



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

Citation: HERSZ PROPERTIES LIMITED v DURRANT, 2026 ONLTB 27568

Date: 2026-04-13

File Number: LTB-L-005392-26

In the matter of: 608, 2089 LAWRENCE AVENUE WEST
TORONTO ON M9N1H8

Between: HERSZ PROPERTIES LIMITED Landlord

And

NELICA DURRANT Tenant

HERSZ PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NELICA DURRANT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Only the Landlord's Legal Representative, Sean Beard attended the hearing.

As of 9:33 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.
3. As a result of this order, no hearing will be held, and the LTB's file will be closed.

April 13, 2026
Date Issued

Carrie Bertrand
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.