



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

File Number: LTB-L-098879-250-HR

In the matter of: 13, 221 STERLING RD
TORONTO, ON M6R2B2

Between: 221 Sterling Road Holdings Inc. Landlord

and

Michael Pirpamer Tenant

221 Sterling Road Holdings Inc. (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Michael Pirpamer (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 18, 2026. Only the Landlord's legal representative Andrew Hyland (paralegal) attended the hearing. As of 1:25pm (the hearing was scheduled to start at 1pm) 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's representative advised that before the hearing, the Tenant paid off 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, plus the filing fee.
2. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent has been discontinued. The LTB's file for this application is now closed.

April 10, 2026
Date Issued

Michelle Tan
Vice Chair, 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.