



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

File Number: LTB-L-007495-26-HR

In the matter of: 2A, 30 Mountain Avenue North
Stoney Creek, ON, L8G3P3

Between: Orchard Apartments (30) LP Landlord

and

Caitlin Ashley McErlaine Tenants
Laurie-Marie Ridler-McErlain

Orchard Apartments (30) LP (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Caitlin Ashley McErlain and Laurie-Marie Ridler-McErlain (the 'Tenants') because the Landlord claimed the Tenants did not pay the rent that they owe,

The application was heard by videoconference on March 18, 2026. Only the Landlord's agent Anna Peluso attended the hearing. As of 9:25am 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's agent advised that prior to the hearing the Tenants had 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, plus the filing fee.
2. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent has been discontinued. the LTB's file for this application will be closed.

April 8, 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.