



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

File Number: LTB-L-006276-26

In the matter of: 711, 377 Ridelle Ave.
York, ON M6B 1K2

Between: Nubury Properties Limited Landlord

And

Jonathan A. Munoz Galarza Tenant

Nubury Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan A. Munoz Galarza (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord's Legal Representative, Emily Barbati, and the Tenant attended the hearing.

1. The Landlord's Legal Representative advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears, all additional rent that would have been due under the tenancy agreement for the period ending April 30, 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 15, 2026
Date Issued

Fotoula Hatzantonis
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.