



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

File Number: LTB-L-008492-26

In the matter of: 1401-2980 Don Mills Rd. W.
North York, ON M2J 3B9

Between: Homestead Land Holdings Limited Landlord

And

Zarlasht Barez Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Zarlasht Barez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

Only the Landlord's Representative, Ashleigh Searles, attended the hearing.

As of 8:55 a.m., the Tenant was not present, nor 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, all additional rent that would have been due under the tenancy agreement for the period ending February 28, 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 20, 2026
Date Issued

Ken Audziss
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.