



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

File Number: LTB-L-010714-26

In the matter of: 510, 20 CARABOB COURT
SCARBOROUGH ON M1T3N1

Between: Las Brisas Apartments

Landlord

And

Selwin Fray
Marvin Fray
Daniel Fray

Tenants

Las Brisas Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Selwin Fray, Marvin Fray and Daniel Fray (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 16, 2026.

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

As of 8:49 a.m., 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.

Determinations:

1. The Landlord's Representative advised the LTB that prior to the hearing the Tenants 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 April 30, 2026, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

April 21, 2026
Date Issued

Nicole Pedron
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.