



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

**File Number:** LTB-L-009056-26

**In the matter of:** 418, 140 ELM RIDGE DR  
TORONTO ON M6B1B1

**Between:** Nubury Properties Limited Landlord

**And**

Selenne Carvajal Tenant

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

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

Only the Landlord's Representative, Sabrina Marchionne, attended the hearing.

As of 9:16 a.m, 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.

**Determinations:**

1. The Landlord's Representative advised the LTB that prior to the hearing the Tenant 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 Tenant based upon arrears of rent is discontinued.

**April 22, 2026**  
**Date Issued**

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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.