



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

File Number: LTB-L-012826-26

In the matter of: 108, 110 ST CLAIR AVE W
TORONTO ON M4V 1N4

Between: Helberg Properties Ltd Landlord

and

Susan Bayani Tenant

Helberg Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Bayani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

Only the Landlord's representative, Elaine Page, attended the hearing.

As of 9:14 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 representative advised the Board 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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

April 29, 2026
Date Issued

Adeela Alvez
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.