



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

File Number: LTB-L-017147-26

In the matter of: A23, 20 KIMBERCROFT CRT
SCARBOROUGH ON M1S4K8

Between: Markham Corners Residential Inc Landlord

And

Warlito Ruiz Dabo Tenants
Helen Aban Andres

Markham Corners Residential Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Warlito Ruiz Dabo and Helen Aban Andres (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 5, 2026.

Only the Landlord's Representative, Alethia Hall, attended the hearing.

As of 9:42 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 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.

May 14, 2026
Date Issued

Christina Philp
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.