



Order under Section 69 Residential Tenancies Act, 2006

Citation: TORONTO FURNISHED LIVING INC v BELGRAVE, 2026 ONLTB 38429

Date: 2026-05-19

File Number: LTB-L-015981-26

In the matter of: 7, 96 PEMBROKE ST
TORONTO ON M5A2N8

Between: TORONTO FURNISHED LIVING INC Landlord

And

MARC ANDRE ROBERT BELGRAVE Tenant

TORONTO FURNISHED LIVING INC (the 'Landlord') applied for an order to terminate the tenancy and evict MARC ANDRE ROBERT BELGRAVE (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

Only the Landlord, represented by Mohammad Hasnain Hasan, the Landlord's Agent, attended the hearing.

As of 11:50 AM, 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:

The Landlord is no longer the Landlord as of March 31, 2026. The Landlord does not have the authority to continue with the application to terminate the tenancy. There is no evidence that the current landlord is stepping into the shoes of the former landlord to proceed with this application, and it is unclear if the new landlord is aware of this application or would want to proceed with the application.

It is ordered that:

1. The application is dismissed.

May 19, 2026
Date Issued

Jeanie Theoharis
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.