



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-019257-26

In the matter of: 1, 893 QUEEN ST E
TORONTO ON M4M1J4

Between: 2750255 ONTARIO INC. Landlord

And

Jordan Smith Tenant

2750255 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 12, 2026.

Only the Landlord's Legal Representative, Ashley Cassidy, attended the hearing.

As of 1:40 p.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 served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,521.55. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$50.02. This amount is calculated as follows: \$1,521.55 x 12, divided by 365 days.
5. The Tenant has paid \$6,086.20 to the Landlord as of March 31, 2026.
6. The Landlord's Legal Representative disputed that the application had been discontinued as she stated that the payment on March 31, 2026 was for April 2026 rent, and not towards the filing fee. When asked for evidence that the Tenant had directed that the

additional payment not be used partially towards the filing fee, the Landlord's Legal Representative testified that she did not have any evidence of this assertion.

7. As such, I find that 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 March 31, 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.
2. As a result of this order, the LTB's file will be closed.

May 21, 2026
Date Issued

Allana McComb
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.