



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

File Number: LTB-L-021638-26

In the matter of: 5232 Foral Hill Cres.
Toronto, ON L5V1V4

Between: Ershadul Karim Landlord

And

Melanie Stepien Tenants
Anastasia Kerlow

Ershadul Karim (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Stepien and Anastasia Kerlow (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on May 19, 2026.

The Landlord's Support, Mahsa Seema Karim, the Landlord, Ershadul Karim, the Landlord's Representative, Olena Kotyk, and the Tenant, Anastasia Kerlow, attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application due to the N4 Notice of Termination being invalid due errors made in the calculation of the rent arrears listed on the notice. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 28, 2026
Date Issued

Ken Audziss
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.