



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

File Number: LTB-L-019988-26

In the matter of: 311, 26 UNDERHILL DR
TORONTO ON M3A2J3

Between: Quadreal Residential Properties G.P. Landlord
Inc

and

Kristy Stephan Tenants
Simrin Sami

Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Stephan and Simrin Sami (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 20, 2026. Only the Landlord's Legal Representative, Faith McGregor, attended the hearing.

As of 1:01 p.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.

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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

May 28, 2026
Date Issued

Rebecca Case
Vice Chair, 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.