



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

File Number: LTB-L-020623-26

In the matter of: 907-87 Jameson Ave.
Toronto, ON M6K2W8

Between: Parkdale Apartment Nominee 1 Inc. Landlord

And

Mathew Simas Tenant

Parkdale Apartment Nominee 1 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mathew Simas (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 26, 2026.

Only the Landlord's Representative, Sabrina Marchionne, attended the hearing.

As of 12:58 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.

1. The Landlord advised the LTB that prior to the hearing 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 April 30, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

June 2, 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.