



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

File Number: LTB-L-018908-26

In the matter of: 205, 45 BARLAKE AVE
HAMILTON ON L8E3R6

Between: PAT & DIA LTD Landlord

And

Matthew Daniel Kirkwood Tenants
Tammy Therese Sinclair

PAT & DIA LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Daniel Kirkwood and Tammy Therese Sinclair (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

Only the Landlord's Legal Representative, James Moak, and Tammy Therese Sinclair, representing both Tenants, attended the hearing.

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 May 31, 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.
3. All reasons for this order are contained herein. No further reasons will be issued.

June 4, 2026
Date Issued

Amit Gurpersaud
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.