



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

File Number: LTB-L-022820-26

In the matter of: 309, 75 WINDERMERE AVE
TORONTO ON M6S3J5

Between: MERKUR PROPERTIES Landlord

And

RICHARD MILLER Tenants
BRIGITTE BERNARDO

MERKUR PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict RICHARD MILLER and BRIGITTE BERNARDO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

The Landlord's Representative Reshma Nair and the 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.

June 5, 2026
Date Issued

Brenda Mercer
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.