



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

File Number: LTB-L-023180-26

In the matter of: A, 3470 BATHURST ST
NORTH YORK ON M6A2C5

Between: 3460 Bathurst St. Limited Landlord

And

Ariza Cayao Tenant
Mark Anthony De Prado

3460 Bathurst St. Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ariza Cayao and Mark Anthony De Prado (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 3, 2026.

Only the Landlord's Representative, Matt Anderson, attended the hearing.

As of 3:29 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 June 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 12, 2026
Date Issued

Elizabeth Garofalo
Member, Landlord and Tenant Board

Nicola Mulima
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.