



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

File Number: LTB-L-022451-26

In the matter of: 6-334, 47 GENERATION BLVD
SCARBOROUGH ON M1B2K6

Between: Morguard NAR Canada Limited Partnership Landlord

and

Patrice Spaulding Tenant
Rhona Williams

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Patrice Spaulding and Rhona Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Representative Natalia Abiniakine attended the hearing.

As of 9:39 a.m., the Tenant's 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 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.
3. As a result of this order, no hearing will be held, and the LTB's file will be closed.

June 8, 2026
Date Issued

Heather Jacula
Member, Landlord and Tenant Board

Robert Brown

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.