



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

File Number: LTB-L-024182-26

In the matter of: 1112, 390 DAWES RD
EAST YORK ON M4B2E5

Between: AMAZ PROPERTY MANAGEMENT INC. Landlord

And

AHMED MAKHLOUF Tenant

AMAZ PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict AHMED MAKHLOUF (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026.

The Landlord's Representative, Sabrina Marchionne and the Tenant attended the hearing.

Determinations:

1. The parties requested a consent order but the case became contested when the Tenant shared that they paid all the rent arrears owing to May 31, 2026 plus the application fee on May 29, 2026. The Landlord's ledger reflects it was received on June 1, 2026 but the best evidence before us was the Tenant's proof of payment and screen shot of his online banking payment made on May 29, 2026 in the amount of \$2,057.06.
2. We find 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 May 31, 2026, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued to May 31, 2026.

June 15, 2026
Date Issued

Andrew Hyland
Member, Landlord and Tenant Board

Sandra Macchione
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.