



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

File Number: LTB-L-024189-26

In the matter of: 609, 2775 JANE ST
NORTH YORK ON M3N2H7

Between: 2775 JANE STREET LIMITED Landlord

And

EMILIANO MENDOZA MELGAREJO Tenant
LUCERO BARRADAS BARRADAS

2775 JANE STREET LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict EMILIANO MENDOZA MELGAREJO and LUCERO BARRADAS BARRADAS (the 'Tenants') because the Tenant did not pay the rent that the Tenant owe.

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

Only the Landlord's Representative, Sabrina Marchionne attended the hearing.

As of 9:14 a.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 reschedule the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord advised the Board 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 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

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.