



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

File Number: LTB-L-026615-26

In the matter of: 703, 66 Pacific Ave.
Toronto, ON M6P 2P4

Between: 1213763 Ontario Inc. Landlord

And

Irene Dominic Merka Derez Tenants
Gabriela Dennise Merka Derez

1213763 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Irene Dominic Merka Derez and Gabriela Dennise Merka Derez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 8, 2026.

The Landlord's Legal Representative, Faith McGregor, and the Tenant, Irene Dominic Merka Derez, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears, 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 18, 2026
Date Issued

Christina Budweth
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.