



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-032274-26

In the matter of: 208 SERENA WAY
NEPEAN ON K2G4P7

Between: Manor Park Management Inc Landlord

And

Ahmad Emran Tenant

Manor Park Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Emran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on June 17, 2026.

Only the Landlord's legal representative Grace George attended the hearing.

As of 1:48 p.m., the Tenant was 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.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to June 30, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$181.00, for the remaining balance of the application filing fee.

2. If the Tenant does not pay the Landlord the full amount owing on or before July 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4.00% annually on the balance outstanding.

June 23, 2026

Date Issued

Alicia Johnson

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.