



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

File Number: LTB-L-027417-26

In the matter of: 915, 65 EMMETT AVE
YORK ON M6M2E5

Between: 65 Emmett Avenue Limited Landlord

And

Abel Eskias Tenants
Yorusalem Russom

65 Emmett Avenue Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Abel Eskias and Yorusalem Russom (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 10, 2026.

Only the Landlord's Representative, Mark Ciobotaru, attended the hearing.

As of 1:58 p.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 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 Tenants 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 Tenants based upon arrears of rent is discontinued.

June 25, 2026
Date Issued

Samantha Greaves
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.