



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

File Number: LTB-L-032886-26

In the matter of: UNIT 202, 386 SPADINA AVE
TORONTO ON M5T2G5

Between: 2217400 ONTARIO LIMITED Landlord

And

NATHAN J FOLAN Tenant

2217400 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NATHAN J FOLAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on June 18, 2026.

Only the Landlord's Agent, Eddy Chen, attended the hearing.

As of 1:35 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. The Tenant paid off the arrears after the Landlord incurred the costs of filing this application. Therefore, the Landlord is entitled to recover these costs

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2026, at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Chris Hall
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.