



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028448-26

In the matter of: 44, 23 Valley Woods Rd.
Toronto, ON M3A 2R4

Between: Ranee Management Landlord

And

Matthew Merriman Tenants
Tahera Merriman

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Merriman and Tahera Merriman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Representative, Elizaveta Povargo, attended the hearing.

As of 9:43 a.m., the Tenants were not present, nor 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 Tenants 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 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 Tenants shall pay to the Landlord \$75.78, for the remaining cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before July 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 7, 2026, at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Joshua Labbe
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.