



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

File Number: LTB-L-032990-26

In the matter of: 0102, 263 RUSSELL HILL RD
TORONTO ON M4V2T4

Between: Akelius Canada Ltd. Landlord

And

Kian Warren Tenant

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Kian Warren (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2026.

Only the Landlord's Representative, Emily Barbat, attended the hearing.

As of 12:55 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 Landlord's Representative advised the LTB that prior to the hearing the Tenant 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 May 31, 2026, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

June 26, 2026
Date Issued

Nicole Pedron
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.