



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

File Number: LTB-L-030468-26

In the matter of: 514, 222 ELM ST
TORONTO ON M5T1K5

Between: Elm Place Inc. – 200/222 Elm Street Landlord

And

MD JAHIDUL ISLAM Tenant
MUSTAFIZ AHMED CHOWDHURY

Elm Place Inc. – 200/222 Elm Street (the 'Landlord') applied for an order to terminate the tenancy and evict MD JAHIDUL ISLAM and MUSTAFIZ AHMED CHOWDHURY (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 S. Ginman attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Landlord's legal representative advised that the Tenant has paid all the arrears and the Landlord's costs owing up to April 30, 2026. Therefore, the Landlord's application for arrears is discontinued pursuant to section 74(2) of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Landlord's Application is discontinued to April 30, 2026.

June 25, 2026

Date Issued

Peter Nicholson

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.