



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

File Number: LTB-L-031190-26

In the matter of: 412, 701 DON MILLS RD
EAST YORK ON M3C1R7

Between: ELM PLACE INC - 701 DON MILLS ROAD Landlord

And

NADEEM GHUMAN Tenant

ELM PLACE INC - 701 DON MILLS ROAD (the 'Landlord') applied for an order to terminate the tenancy and evict NADEEM GHUMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 24, 2026.

Only the Landlord's Legal Representative, Sharon Harris, attended the hearing.

As of 8:42 a.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 Legal 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 June 30, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued, and the LTB's file will be closed.

June 26, 2026
Date Issued

Panagiotis P. Roupas
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.