



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

File Number: LTB-L-031505-26

In the matter of: 1806, 73 BROADWAY AVE
TORONTO ON M4P0G3

Between: Hazelview Properties Services Inc Landlord

And

Dmitriy Lee Tenants
Shanteh Foster

Hazelview Properties Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dmitriy Lee and Shanteh Foster (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 23, 2026.

Only the Landlord's Representative, Peter Lopez, attended the hearing.

As of 12:47 p.m., the Tenants were 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.

1. The Landlord advised the LTB that prior to the hearing the Tenants 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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

June 30, 2026
Date Issued

Sean Ramage
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.