



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

Citation: Galaxy Real Estate Core Ontario Properties LP v Dev Patel, 2023 ONLTB 42933

Date: 2023-06-12

File Number: LTB-L-074177-22

In the matter of: 1505, 294 CHANDLER DR KITCHENER
ON N2E2K1

Between: Galaxy Real Estate Core Ontario Properties LP Landlord

And

Dev Patel Tenant

Galaxy Real Estate Core Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Dev Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 23, 2023.

Only the Landlord's representative Gail Kukor Lang attended the hearing.

As of 2:03pm, 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.

1. At the hearing, the Landlord's legal representative, Gail Kukor Lang, advised the Board that the Tenants paid the Landlord for the period ending May 31, 2023.
2. The amount paid represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement on the date of the Tenant's payment, and the filing fee for this application.
3. As a result, the Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued and the LTB's file will be closed.

June 12, 2023

Date Issued

Percy Laryea

Member, Landlord and Tenant Board

15 Grosvenor St, 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.

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