



MAY 09, 2023

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

Citation: Starlight Canadian Residential Growth Fund II v Wardak, 2023 ONLTB 36277

Date: 2023-05-09

File Number: LTB-L-062843-22

In the matter of: 416, 207 MORNINGSIDE AVE
SCARBOROUGH ON M1E3E3

Between: Starlight Canadian Residential Growth Fund II Landlord

And

Khalid Wardak Tenant

Starlight Canadian Residential Growth Fund II (the 'Landlord') applied for an order to terminate the tenancy and evict Khalid Wardak (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.


This application was heard by videoconference on April 27, 2023.

Only the Landlord's representative, Kevin Anderson attended the hearing.

As of 9:40 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.

1. The Tenant paid the Landlord for the period ending April 30, 2023. 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.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

May 9, 2023
Date Issued



Natalie James
Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.