



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-072357-25-RV

In the matter of: Lower Unit, 1 Daphne Crescent
Barrie ON L4M2Y7

Between: Cindi Keenan Landlord
Cory Keenan

And

Carmen Castronaro Tenant
Sam Leccese

Review Order

Cindi Keenan and Cory Keenan (the 'Landlord') applied for an order to terminate the tenancy and evict Carmen Castronaro and Sam Leccese (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-072357-25 issued on November 13, 2025.

On December 15, 2025, the Tenant, Sam Leccese requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 15, 2025 interim order LTB-L-072357-25-RV-IN was issued, staying the order issued on November 13, 2025.

This application was heard by videoconference on December 23, 2025.

The Landlord, Cindi Keenan, the Landlord, Cory Keenan, and the Tenant's (Carmen Castronaro) Legal Representative attended the hearing.

The Tenant, Sam Leccese (S.L) was not present or represented at the review hearing. I was satisfied that S.L had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 1:30pm.

Determinations:

1. Since S.L did not appear at the hearing to support their review, I find that this review has been abandoned.

Lifting of the Stay

2. The Tenant's Legal Representative stated that she is only representing C.C and is requesting that the Board delay the lifting of the stay until the end of January 2026, as C.C has four children, one with special needs, and is going through financial difficulties.
3. The Landlord's opposed the Tenant's request to delay lifting of the stay as this matter has been ongoing and the arrears have caused financial hardship to the Landlord.
4. The Tenant, C.C was present at the hearing at November 4, 2025 and provided submissions regarding their circumstances and a delay in terminating the tenancy, which were considered by the presiding member and stated in the order issued on November 13, 2025. Although I am mindful of the Tenant's circumstances, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process. Therefore, the Tenant's request to delay the lifting of the stay is denied.

It is ordered that:

1. The request to review order LTB-L-072357-25 issued on November 13, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on December 15, 2025 is cancelled. The stay of order LTB-L-072357-25 is lifted immediately.

January 8, 2026
Date Issued

Nathalia Debski
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.