



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

File Number: LTB-L-098906-23-RV2

In the matter of: 2, 135 WELLINGTON ST N
Waterloo ON N2H5J9

Between: 1001235 Ontario Ltd. Landlord

And

Gregory Gonsalves Tenants
Miriam Halstead

Review Order

1001235 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Gonsalves and Miriam Halstead (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-098906-23 issued on September 16, 2025. The order orders the Landlord to pay to the Tenants \$414.00 as a result of the Tenant's section 82 claims.

On October 6, 2025, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 9, 2025, interim order LTB-L-098906-23-RV-IN was issued, staying the order issued on September 16, 2025.

The Landlord's review request was heard on November 3, 2025. On November 5, 2025, review order LTB-L-098906-23-RV was issued denying the Landlord's request for review.

On November 30, 2025, the Tenants requested a review of the September 16, 2025 order.

On December 12, 2025, interim order LTB-L-098906-23-RV2-IN was issued directing the second review request to a hearing.

This second review request was heard by videoconference on January 7, 2025. The Landlord's agents George Hannoush and Paul Hannoush and the Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The request to review order LTB-L-098906-23 issued on September 16, 2025 is granted.
2. Order LTB-L-098906-23 issued on September 16, 2025 remains in full force and effect and is varied to include the following:
 - a) On or before January 12, 2026, the Landlord shall provide the Tenants with a key and/or access to the mailboxes located in the residential complex.
 - b) The Landlord and/or their authorized agents shall refrain from engaging in conduct such as harassment or such that substantially interferes with the Tenant's reasonable enjoyment of the rental unit or residential complex.

January 14, 2026
Date Issued

Fabio Quattrociochi
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.