



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

Citation: Goncalves v Olah, 2026 ONLTB 4339

Date: 2026-01-13

File Number: LTB-L-007234-25-RV

In the matter of: 11, 164 BERRY RD
ETOBICOKE ON M8Y1W5

Between: Joseph Goncalves Landlord

And

Gwendolin Olah Tenants
Kyle Flor

Review Order

Joseph Goncalves (the 'Landlord') applied for an order to terminate the tenancy and evict Gwendolin Olah and Kyle Flor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-007234-25 issued on April 22, 2025.

On May 20, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review is resolved.

On May 21, 2025, interim order LTB-L-007234-25-RV-IN was issued, staying the order issued on April 22, 2025.

This request was heard by videoconference on June 18, 2025 and January 6, 2026.

The Landlord's legal representative, G. Rizzuto, the Tenant, G. Olah and the Tenants' legal representative, B. Ries, attended both hearings.

Determinations:

1. The Tenant obtained a voiding order, LTB-L-007234-25-VO issued on May 29, 2025.
2. Because a voiding order has been issued, the Tenant requested the consent of the Board to withdraw her request to review the order issued on April 22, 2025.
3. I consented to the Tenant's request.

It is ordered that:

1. The request to review order LTB-L-007234-25 issued on is withdrawn. The original order of April 22, 2025, has been voided by LTB-L-007234-25-VO issued on May 29, 2025.
2. The interim order LTB-L-007234-25-RV-IN issued on May 21, 2025, is cancelled.

January 13, 2026
Date Issued

Nancy Morris
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.