



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

File Number: LTB-L-072958-25-RV

In the matter of: Basement, 243 DEVINE ST
SARNIA ON N7T1T3

Between: Riverview Property Management Riverview Landlord

And

Allan Waller Tenant

Review Order

Riverview Property Management Riverview (the 'Landlord') applied for an order to terminate the tenancy and evict Allan Waller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-072958-25 issued on November 20, 2025. Only the Landlord's representative attended the original hearing on November 10, 2025.

On December 14, 2025, the Tenant 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-072958-25-RV-IN was issued, staying the order issued on November 20, 2025.

This review was heard by videoconference on January 7, 2026.

The Landlord, John Oresti, the Landlord's agent, Tori Chafe, the Landlord's representative, Charlotte Hengeveld, and the Tenant's representative, John Andersen, attended the hearing.

At the hearing, the Landlord consented to the Tenant's request to review order LTB-L-072958-25 issued on November 20, 2025. As such, the Tenant's request to review order LTB-L-072958-25 issued on November 20, 2025 will be granted.

The parties further agreed to cancel order LTB-L-072958-25 issued on November 20, 2025 and replace it with the consent order below.

It is ordered on consent that:

1. The request to review order LTB-L-072958-25 issued on November 20, 2025 is granted. The order is cancelled and replaced with the following.

2. The Tenant shall pay to the Landlord \$11,536.00 for arrears of rent up to January 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
On or before the 20 th day of each month, commencing on January 20, 2026, up to and including, November 20, 2026 (i.e. 11 months)	\$961.00
On or before December 20, 2026	\$965.00

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 2026 to December 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 15, 2026
Date Issued

Karen Gonçalves
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.

