



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

File Number: LTB-L-038351-25-RV

In the matter of: 411, 190 NONQUON RD
OSHAWA ON L1G3S7

Between: SKPM Rents 4 Landlord

And

Anthony Mathews Tenant

Review Order

SKPM Rents 4 (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Mathews (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-038351-25 issued on September 8, 2025. Only the Landlord's representative attended the original hearing on September 4, 2025.

On December 15, 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 16, 2025, interim order LTB-L-038351-25-RV-IN was issued, staying the order issued on September 8, 2025.

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

Although only the Landlord's representative, Sylwia McArthur, attended the hearing, she advised that the parties had resolved the issue between them. I was satisfied that the Tenant 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 1:34 p.m.

Determinations:

1. The Landlord's representative submitted that the Landlord consented to the Tenant's request for review. She stated that while the Tenant had paid all arrears of rent and costs owed to the Landlord up to December 16, 2025, an AGI order came into effect later in December which resulted in additional rent owed for the month of December 2025. She confirmed that the additional rent for December 2025 had not yet been paid by the Tenant.
2. In light of the submissions by the Landlord's representative, I was satisfied that the Tenant had discontinued the application up to November 30, 2025. The Landlord requested that order LTB-L-038351-25 issued on September 8, 2025 be cancelled and replaced with the

following order. I was satisfied that there was no prejudice to the Tenant and consented to the Landlord's request.

It is ordered that:

1. The request to review order LTB-L-038351-25 issued on September 8, 2025 is granted. The order is cancelled and replaced with the following.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued to November 30, 2025.

January 19, 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.