



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

Citation: Lawrence Parktown Residences Inc. v Nelson, 2026 ONLTB 4907

Date: 2026-01-16

File Number: LTB-L-065380-25-RV

In the matter of: 49 LAWRENCE AVE E
Toronto ON M4N 1S2

Between: Lawrence Parktown Residences Inc.

Landlord

And

Robert Nelson

Tenant

Review Order

Lawrence Parktown Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Nelson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because of persistent late payment.

This application was resolved by order LTB-L-065380-25, issued on November 21, 2025.

On December 15, 2026, the Landlord requested a review of the order.

The review was heard by videoconference on January 12, 2026.

The Landlord's representative Brenna Tingle and the Tenant attended the hearing.

Reasons:

1. The parties agree that the order under review contains an error. The order lists the unit address as 49 Lawrence Ave W and the postal code as M5M 1A3. The unit's actual address is 49 Lawrence Ave E and its postal code is M4N 1S2.
2. The error arose from a clerical error in the Landlord's application which was not noticed until after the matter had been heard and the order issued. The parties agree that the hearing was actually about 49 Lawrence Ave E, even though the application and notice of hearing indicated the wrong address.
3. The review will therefore be granted and the order varied to correct the error.
4. The Tenant also asks that the order be varied to allow him to pay the amount he owes on a payment plan. The Member who heard the matter determined that the full amount should be payable by December 12, 2025. That decision is not under review, and I would not have the jurisdiction to replace the Member's decision with a different decision.

It is ordered that:

1. Order LTB-L-065380-25, issued on November 21, 2025, is varied by replacing the address of the rental unit with the following:

49 LAWRENCE AVE E
Toronto ON M4N 1S2

January 16, 2026
Date Issued

Dale Whitmore
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.