



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

File Number: LTB-L-069264-25-RV

In the matter of: 405, 146 IMPERIAL RD N
GUELPH ON N1H8J9

Between: Guelph Non Profit Housing Corp Landlord

And

Nicole Reyes Tenant

Review Order

Guelph Non Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Reyes (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-069264-25 issued on December 9, 2025.

On December 16, 2025, the Landlord requested a review of the order.

On December 16, 2025, interim order LTB-L-069264-25-RV-IN was issued.

The review request was heard by videoconference on January 14, 2026.

The Landlord's agent Julie Curran and the Tenant attended the hearing.

Determinations:

The Review Request

1. In the review request, the Landlord asserts that the order contains a serious error with respect to the findings related to the Tenant's failure to provide the Landlord with copy of the Tenant's tenant insurance.

2. At the hearing, the Landlord's agent said that the issue is moot as the Tenant has provided the required information to the Landlord. Ultimately the Landlord sought to withdraw the L2 application.
3. The Tenant attended the hearing but had very limited command of the English language. I explained to the Tenant the Landlord's position and the Tenant understood that her tenancy was secure. However, I was satisfied the Tenant did not understand the process of this review. Ultimately, I accepted that the Tenant satisfied the Landlord's requirements regarding Tenant insurance and the Landlord was not seeking termination.
4. The Tenant did not formally consent to the review to a *de novo* hearing to withdraw the application but I am satisfied that the parties understood the end result. As such, the remainder of this review order is the process to withdraw the Landlord's application.

It is ordered that:

1. The request to review order LTB-L-069264-25 issued on December 9, 2025 is granted.
2. The order LTB-L-069264-25 dated December 9, 2025 is cancelled and replaced with the following order.
3. The Landlord's application is dismissed.

January 20, 2026
Date Issued

Dana Wren
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.