



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

File Number: LTB-T-069567-25-RV
LTB-T-069598-25-RV
LTB-T-069612-25-RV

In the matter of: Units 2,3 & 6, 245 1/2 Bank Street
Ottawa ON K2P1X2

Between: Morgan Everitt
Stephanie Hyland-Kilgour
Alexander Micky Geyer

Tenants

And

Gor-Fay Realty Company Ltd.

Landlord

Review Order

Morgan Everitt, Stephanie Hyland-Kilgour and Alexander Micky Geyer (the 'Tenants') applied for an order determining that Gor-Fay Realty Company Ltd. (the 'Landlord') :

- withheld or interfered with their vital services or care services and meals in a care home.

This application was resolved by order LTB-T-069567-25 issued on October 23, 2025.

On November 21, 2025, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 24, 2025 interim order LTB-T-069567-25-RV-IN was issued and amended on December 12, 2025, staying the order issued on October 23, 2025.

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

Only the Landlord's legal representative John Dickie attended the hearing. I was satisfied that the Tenants 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 9:05 am.

Determinations:

The Review Request

1. In the request to the review the order, the Landlord argues that order contains a serious error related to the Member's direction for the Landlord to restore the supply of electricity to the rental units.
2. At the review hearing, the Landlord's representative said that the parties entered into private settlement and the Tenants have vacated. As such, the Landlord sought to withdraw the review request.
3. The Landlord's representative said the Tenants' representative was aware of the hearing and both representative agreed that the Landlord would withdraw the review request and the Tenants would withdraw the application.
4. However, the Tenants did not attend the hearing to speak to this direction.
5. The Landlord relied on correspondence with the Tenants' representative, dated December 18, 2025 where the Landlord's representative writes to the Tenants' representative and states that "Both the review request and the underlying applications are now moot because all three of the tenants have vacated the premises..."
6. By reply on December 18, 2025, the Tenants' representative writes:

"Hi John – it does not matter to me how you withdraw you request to review. I am fine with what you proposed."
7. I take this to mean that it is also the intention of the Tenants to withdraw the T2 applications. As such, the follow steps are actioned to achieve that result.
8. The Landlord's review request is granted.
9. The de novo T2 applications are withdrawn.

It is ordered that:

1. The request to review order LTB-T-069567-25 issued on October 23, 2025 is granted.
2. The October 23, 2025 order is cancelled and replaced with the following order.
3. The Tenants' applications are dismissed.

January 22, 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.