



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

Citation: Huynh v Harold, 2026 ONLTB 5523

Date: 2026-01-19

File Number: LTB-L-076672-25-RV2

In the matter of: 48 BARNYARD TRAIL
BARRIE ON L9J0V5

Between: Xuan Huynh
Mai Huynh
Van Huynh

Landlords

And

James Harold
Christina Berardinelli

Tenants

Review Order

Xuan Huynh, Mai Huynh and Van Huynh (the 'Landlords') applied for an order to terminate the tenancy and evict James Harold and Christina Berardinelli (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-076672-25 issued on November 10, 2025.

On November 13, 2025, the Tenant requested a review of the order issued on November 10, 2025 alleging they were not reasonably able to participate in the hearing that took place on November 5, 2025.

On November 13, 2025 interim order LTB-L-076672-25-IN was issued, staying the order issued on November 10, 2025.

That review was heard by videoconference on December 10, 2025. The Tenants failed to attend the review hearing and only the Landlords and their legal representative attended.

On December 15, 2025, the Tenant requested a review of the review order that was issued on December 15, 2025 and that the review order be stayed until the request to review the review order is resolved.

On December 16, 2025 interim order LTB-L-076672-25-RV2-IN was issued, staying the review order issued on December 15, 2025 that dealt with costs.

This review was heard by videoconference on January 13, 2026.

The Landlords, Xuan Huynh and Mai Huynh, the Landlords' legal representative, Sathiyapriya Kalaimathian, and the Tenant, Christina Veradinelli, attended the hearing. The Tenant confirmed that they had the authority to act on behalf of both named Tenants.

At the hearing, the parties requested the following order on consent.

Determinations:

1. I note that the Review order issued on December 15, 2025 confirms the original order issued on November 10, 2025 and it cancels the interim order issued on November 13, 2025 that stayed the eviction. This means that the original order issued on November 10, 2025 regarding the eviction is in force and is enforceable.
2. This review deals only with the \$250.00 in costs ordered to be paid by the Tenants on the review order. The interim order issued under order LTB-L-076672-25-RV2-IN issued on December 16, 2025 only stayed the order for costs. It did not stay the eviction order. The Tenants did not request a second review of the original order. They requested to review the review order.
3. It appears at the hearing that the parties believed there was a stay in place of the eviction order issued November 10, 2025, but this is not the case.
4. In these circumstances it may be viewed as an abuse of process should the Landlord seek to enforce the eviction order prior to January 31st given their consent in the hearing.

On consent, it is ordered that:

1. The request to review order LTB-L-076672-25-RV issued on December 15, 2025 is denied. That order is confirmed and remains unchanged.
2. The interim review order issued on December 16, 2025 is cancelled. The stay of order LTB-L-076672-25-RV is lifted January 31, 2026.
3. The order issued on November 10, 2025 remains in force and is enforceable.

January 26, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.