



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

File Number: LTB-L-050284-25-RV

In the matter of: 706, 650 EGLINTON AVE W
TORONTO ON M5N1C2

Between: 650 Eglinton Ave W Limited

Landlord

And

Ramiro Martinez
Virginia Guillermo

Tenants

Review Order

650 Eglinton Ave W Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ramiro Martinez and Virginia Guillermo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-050284-25 issued on November 13, 2025.

On December 22, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenants alleged that they were not reasonably able to participate in the proceeding.

On December 22, 2025, interim order LTB-L-050284-25-RV-IN was issued, staying the order issued on November 13, 2025.

This application was heard by videoconference on January 20, 2026. The Landlord's Legal Representative, S. Marchionne, the Tenant's Legal Representative, D. English, and the Tenant, Ramiro Martinez, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-050284-25 issued on November 13, 2025, is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on December 22, 2025, is cancelled and replaced by this order.

3. The Landlord's application is dismissed.

January 27, 2026
Date Issued

Jitewa Edu
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.