



Order under Section 21.2 of the Statutory Powers Procedure Act and section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-080032-25-RV-HR2

In the matter of: 214, 515 QUEEN VICTORIA DR
HAMILTON, ON L8W1M9

Between: FIRST ROCK PROPERTIES LTD Landlord

and

DIANA PASS Tenant

REVIEW ORDER & *DE NOVO* L1 ORDER #2 – ON CONSENT

FIRST ROCK PROPERTIES LTD (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict DIANA PASS (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that she owes.

The L1 application was heard by videoconference on December 9, 2025. Only the Tenant attended, so the application was resolved by order LTB-L-080032-25 issued on December 9, 2025 which determined the Landlord had abandoned the application, so it was dismissed (the 'L1 Order').

On December 23, 2025 the Landlord requested a review of the L1 order, claiming they were not reasonably able to participate at the L1 hearing. Interim order LTB-L-080032-25-RV-IN was issued on December 24, 2025 which directed the review to a hearing.

The request for review was heard by videoconference on January 20, 2026. The Landlord's agent Emily Veeneman and the Tenant attend the review 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.

It is ordered on consent that:

1. The Tenant consented to the Landlord's request to review. The L1 Order LTB-L-080032-25 issued on December 9, 2025 is cancelled and replaced by this one.
2. The Landlord's *de novo* L1 application seeking eviction is denied, on the conditions set out below.

3. The parties agreed that the current outstanding amount owing up to December 31, 2025 is **\$1,371.83** (made up of \$1,185.83 in rent arrears plus \$186.00 to reimburse the Landlord the cost of filing the original L1 application).
4. The Tenant shall pay the Landlord \$1,371.83 according to the following repayment schedule:

Date Payment Due	Amount of Payment
February 1, 2026	\$395.29 (arrears)
March 1, 2026	\$395.27 (arrears)
April 1, 2026	\$395.27 (arrears)
May 1, 2026	\$186 (costs)

5. The parties agreed that lawful monthly rent is due on the first (1st) day of each month. The lawful rent increased to \$1,210.73 on January 1, 2026. **During the repayment plan set out above in paragraph 4, the Tenant shall also pay the Landlord the lawful monthly rent for the 4 months (during February 1 to May 1, 2026), in full and on time, or until all the arrears ordered under paragraph 4 of this order have been satisfied in full – whichever date comes earlier.**
6. If the Tenant fails to make any of the payments in accordance with paragraphs 4 and 5 above, by the dates required, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 4 and 5 of this order.
7. The balance owing under paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 26, 2026
Date Issued

 Michelle Tan
 Vice Chair, 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.