



**Order under Section 21.2 of the
Statutory Powers Procedure Act and
Section 74(14) of the
Residential Tenancies Act, 2006**

File Number: LTB-L-052479-25-RV

In the matter of: 158 WILLIAM BOOTH AVE
NEWMARKET ON L3X0K7

Between: NAVNEET SANDHU Landlord

And

ERNEWEIN ROBERT Tenant

Review Order

NAVNEET SANDHU (the 'Landlord') applied for an order to terminate the tenancy and evict ERNEWEIN ROBERT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-052479-25 issued on September 8, 2025.

On October 27, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 28, 2025 interim order LTB-L-052479-25-RV-IN was issued, staying the order issued on September 8, 2025.

This review was heard by videoconference on November 24, 2025.

The Landlord's legal representative, Samila Waslat, the Tenant and the Tenant's legal representative, Peter Swales, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

Determinations:

1. The Tenant filed a request for review when it ought to have been a motion to void the eviction order issued on September 8, 2025 because the Tenant paid the full amount owing inclusive of the rent arrears, the October 2025 rent plus the \$186.00 application filing fee by October 24, 2025. This payment is at least the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the eviction order.

2. On this basis, the parties requested to consent to the review and then requested to amend the request to a motion to void pursuant to subsection 74(11) of the Act under the circumstances, I granted their request.
3. The parties agreed that the Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
4. The Landlord paid \$318.00 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
5. The Tenant has reimbursed the Landlord for the enforcement costs the Landlord incurred.

It is ordered that:

1. The request to review order LTB-L-052479-25 issued on September 8, 2025 is granted. The order is cancelled and replaced with the following order.
2. Order LTB-L-052479-25 is void and cannot be enforced by the Landlord.

January 30, 2026
Date Issued

Terri van Huisstede
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.

Notes:

- The Tenant cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Tenant's tenancy agreement with the Landlord.