



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

File Number: LTB-L-056614-25-RV

In the matter of: 205, 585 AVENUE RD
TORONTO ON M4V2K5

Between: Manhattan Towers Apartments Ltd Landlord

And

Gerthrude Winders Tenant

Review Order

Manhattan Towers Apartments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Gerthrude Winders (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-056614-25 issued on October 1, 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-056614-25-RV-IN was issued, staying the order issued on October 1, 2025.

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

The Landlord's legal representative, Sabrina Marchionne, the Tenant, the Tenant's legal representative, Rachel Wickham, and the Tenant's support person, Paul Tadros, from EPIC 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.

On consent, it is ordered that:

1. The request to review order LTB-L-056614-25 issued on October 1, 2025 is granted. The order is cancelled and replaced with the following order:
2. The Tenant shall pay to the Landlord **\$2,043.89** for arrears of rent up to November 30, 2025, and costs.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 1. **\$409.00** on or before January 1, 2026, February 1, 2026, March 1, 2026 and April 1, 2026; and
 2. **\$407.89** on or before May 1, 2026
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or by the first day of each corresponding month starting December 1, 2025 and ending May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after November 30, 2025.

January 27, 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.