



Amended
Order under Section 21.1 and 21.2 of the Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006

File Number: LTB-L-068332-25-RV-AM

In the matter of: 138, 3025 TRAILSIDE
OAKVILLE ON L6M5R7

Between: NHC Trailside Ltd. Landlord

And

Saibelle Khaibah Tenant

Review Order

NHC Trailside Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Saibelle Khaibah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-068332-25 issued on October 27, 2025. Only the Landlord's representative attended the original hearing on October 22, 2025.

On December 3, 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 December 3, 2025, interim order LTB-L-068332-25-RV-IN was issued, staying the order issued on October 27, 2025.

This review was heard by videoconference on December 18, 2025.

The Landlord's agent, Drazenka Montoya, the Landlord's representative, Sam Ursino, and the Tenant attended the hearing.

At the hearing, the Landlord consented to the Tenant's request to review order LTB-L-068332-25 issued on October 27, 2025. As such, the Tenant's request to review order LTB-L-068332-25 issued on October 27, 2025 will be granted.

The parties further agreed that order LTB-L-068332-25 issued on October 27, 2025 will be cancelled and replaced with the following consent order.

This amended order is issued to correct the date stamp on the original order only.

It is ordered on consent that:

1. The request to review order LTB-L-068332-25 issued on October 27, 2025 is granted.

2. Order LTB-L-068332-25 issued on October 27, 2025 is cancelled and replaced with the following.
3. The Tenant shall pay to the Landlord \$17,920.20 for:
 - a) arrears of rent up to January 14, 2026, and costs; and
 - b) \$334.20 for Sheriff fees.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
On or before December 22, 2025	\$7,000.00
On or before January 2, 2026	\$7,334.20
On or before January 15, 2026	\$3,586.00

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on January 15, 2026, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 to pay any new arrears, NSF fees and related charges that became owing after January 14, 2026.

January 5, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenant Board

February 2, 2026
Date Issued

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.