



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

File Number: LTB-L-049871-25-RV

In the matter of: 113, 1616 OUELLETTE AVE
WINDSOR ON N8X1L2

Between: 2868554 ONTARIO INC. Landlord

And

Giselle Lea Domingue Tenants
Jeremy Desjardins

Review Order

2868554 ONTARIO INC. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Giselle Lea Domingue and Jeremy Desjardins (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants (L2 application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was resolved by order LTB-L-049871-25 issued on November 10, 2025. The Tenants did not attend the hearing, the order dismissed the L2 application and granted the L1 application.

On December 15, 2025, the Tenant, Giselle Domingue, filed a requested to review the order along with a request to extend the time to file the review indicating she was not reasonably able to participate in the hearing.

On December 16, 2025, interim order LTB-L-049871-25-RV-IN was issued granting the Tenant's request to extend the time to file a review, placing a stay on the original order until the matter is resolved, and directing a review hearing to be scheduled.

The review was scheduled to be heard by videoconference on January 13, 2026.

Sri Swapna Pyla, Manager of the property, represented the Landlord. Giselle Lea Domingue attended and was self-represented. The Tenant had a support person with her, by the name of Stephanie, during some of the discussion.

The parties agreed to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer, Joanne Lolato.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord consents to the Tenant's request for review.
- b. The previous order issued November 10, 2025, will be replaced with the order below.
- c. The Landlord withdraws the L2 application.
- d. The arrears of rent owing up to January 31, 2026, including the \$186.00 application filing fee, is \$6,186.00.
- e. The Tenant agrees to reimburse the Landlord the non-refundable Sheriff fees in the amount of \$350.00.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-049871-25 issued on November 10, 2025, is granted.
2. Order LTB-L-049871-25 issued on November 10, 2025, is replaced with this order.
3. The Landlord's L2 application is withdrawn.
4. The Tenants shall pay to the Landlord \$6,186.00. This amount represents \$6,000.00 for arrears of rent outstanding to January 31, 2026, and the \$186.00 application filing fee (costs).
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date of Payment	Payment Amount
February 1, 2026	\$5,886.00
March 1, 2026	\$50.00
April 1, 2026	\$50.00
May 1, 2026	\$50.00
June 1, 2026	\$50.00
July 1, 2026	\$50.00
August 1, 2026	\$50.00

6. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting February 2026, through to and including August 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with paragraph 5 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
8. The Tenants shall pay the Landlord the non-refundable Sheriff fees in the amount of \$350.00 on or before February 1, 2026.
9. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 8 above, then the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026

Date Issued

Joanne Lolato

Hearings Officer, 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.