



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

File Number: LTB-L-055372-25-RV

In the matter of: 103, 2194 KING ST E
HAMILTON ON L8K1W6

Between: Drake Property Management Inc Landlord

And

Bersa Saha Tenant

Review Order

Drake Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Bersa Saha (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on January 22, 2025 with respect to application LTB-L-067895-24.

This application was resolved by order LTB-L-055372-25-EX issued on July 14, 2025. The Tenant filed a motion to set aside the order.

Following a hearing on October 20, 2025, order LTB-L-055372-25-SA was issued on October 27, 2025, dismissing the Tenants' motion because she was absent from the hearing.

This application was resolved by order LTB-L-055372-25 issued on October 27, 2025.

On October 31, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On November 3, 2025, interim order LTB-L-055372-25-RV-IN was issued, staying the order issued on October 27, 2025.

Following a hearing on December 1, 2025, order LTB-L-055372-25-SA-RV-IN2 was issued on December 3, 2025, granting the Tenant's request. The application was adjourned for a new hearing to be held at a future date.

This application was heard by videoconference on January 15, 2026. The Landlord's Legal Representative, S. Marchionne, and the Tenant's support, S. Zafari, attended the 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.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-055372-25-EX issued on July 14, 2025, is granted. The order cannot be enforced by the Landlord.
2. The order issued by the Board on January 22, 2025 with respect to application LTB-L-067895-24 is cancelled.
3. The interim order issued on November 3, 2025, is cancelled and replaced by this order.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a) The Tenant shall pay the full monthly rent on or before the first day of each month, commencing February 1, 2026, and continuing to November 1, 2026.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 above, then, within 30 days of the breach, 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. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.

February 2, 2026

Date Issued

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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.