



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

File Number: LTB-L-020992-22-RV

In the matter of: C6, 35 ELDON HALL PL
KINGSTON ON K7M2X5

Between: Kingston & Frontenac Housing Corporation Landlord

And

Mike Leveque Tenant

And

Julie Anghelescu Requesting Party

Review Order

Kingston & Frontenac Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Anghelescu and Mike Leveque (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-020992-22 issued on July 24, 2023; the uncontested hearing was held July 6, 2023.

On December 17, 2025, the Requesting Party Julie Anghelescu, requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 19, 2025, interim order LTB-L-020992-22-RV-IN was issued, staying the order issued on July 24, 2023.

This application was heard by videoconference on January 21, 2026.

The Landlord's Agent Patricia Price, the Landlord's Legal Representative Nicola Diak, and the Tenant Julie Anghelescu attended the hearing.

Determinations:

1. Order LTB-L-020992-22 issued on July 24, 2023, Requesting Party identified the Requesting Party Julie Anghelescu. The order required the Tenants to pay \$23,935.04, including the filing fee, by August 4, 2023.

2. The Tenant Julie Anghelescu requested a review of the order based on a serious error and not reasonably able to participate in the proceedings; she was supposed to have been severed from the joint tenancy and was unaware that the process had taken place.
3. The Landlord did not dispute the review request, they acknowledge that Julie Anghelescu was not in possession at the time of the hearing, as such her name should be removed from the hearing order.
4. Based on the testimony before me and the submissions made in the request, I am satisfied that there is a serious error in the order; the Tenant Julie Anghelescu should not have been included in the order. Therefore, the review shall be granted and the Tenant Julie Anghelescu's name shall be removed from the order issued on July 24, 2023; the balance of the order remains unchanged.
5. As the review has already been granted, it is not necessary to address the issue of not being reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-020992-22 issued on July 24, 2023, is granted.
2. The Requesting Party Julie Anghelescu is removed from the order; the balance of the order remains unchanged.
3. The interim order issued on December 19, 2025, is cancelled. The stay of order LTB-L-020992-22 is lifted immediately.

February 9, 2026

Date Issued

Diane Wade

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.

