



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

Citation: 195 EXBURY ROAD INC. v GOMES, 2026 ONLTB 13803

Date: 2026-02-13

File Number: LTB-L-077030-25-RV

In the matter of: 1706, 195 EXBURY RD
NORTH YORK ON M3M1R9

Between: 195 EXBURY ROAD INC. Landlord

And

PHILLIP GOMES Tenants
ESLYN SITARAM

Review Order

195 EXBURY ROAD INC. (the 'Landlord') applied for an order to terminate the tenancy and evict PHILLIP GOMES and ESLYN SITARAM (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-077030-25 issued on December 12, 2025.

On January 16, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 19, 2026, interim order LTB-L-077030-25-RV-IN was issued, staying the order issued on December 12, 2025.

This request was heard by videoconference on February 9, 2026.

The Landlord's legal representatives, E. Steiman and A. Ali, and the Tenant, P. Gomes, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-L-077030-25 issued on December 12, 2025, is granted.

2. Order LTB-L-077030-25 issued on December 12, 2025, and interim order LTB-L-077030-25-RV-IN issued on January 19, 2026, are both cancelled. They are replaced by the following order.
3. The Landlord's application is discontinued to February 28, 2026.

February 13, 2026
Date Issued

Nancy Morris
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.