



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

File Numbers: LTB-L-082942-23-RV
LTB-T-031480-23

In the matter of: 186 BLAIR CREEK DR
KITCHENER ON N2P0G1

Between: Atta Haq Landlord

And

Charlotte Middleton Tenants
Julia Middleton

Review Order

Atta Haq (the 'Landlord') applied for an order to terminate the tenancy and evict Charlotte Middleton and Julia Middleton (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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

This application was resolved by order LTB-L-082942-23 issued on July 14, 2025.

On August 13, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On August 14, 2025 interim order LTB-L-082942-23-RV-IN was issued, staying the order issued on July 14, 2025.

The review request was heard by videoconference on August 28, 2025 and granted by way of the interim order dated October 27, 2025 and a new hearing was ordered.

The parties appeared before the LTB on the new hearing date of December 2, 2025, however, the matter was adjourned at the end of the day after parties engaged in extensive settlement discussions.

This application was heard by videoconference on February 10, 2026.

The Landlord, the Landlord's daughter, Nazish Haq, the Landlord's legal representative, Mark Gebriel, the Tenant, Charlotte Middleton, and the Tenants' legal representative, Veronica Jimenez Munoz, attended the hearing. The Tenants' witness, Terrell Parker, also signed in for the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Tenants' T2/T6 combined application under LTB-T-031480-23 which is scheduled to be heard on March 26, 2026 is withdrawn and the hearing is cancelled.
2. The Landlord also consents to withdraw this current application.
3. The parties all agree that by combining both files and withdrawing them both, that this resolves all issues relating to the issues raised in these applications.
4. This does NOT include resolution of the Tenants T5 application under LTB-T-108928-25 that is scheduled to be heard on April 29, 2026 nor does it resolve the Landlord's L10 application under LTB-L-108875-25 that has not yet been scheduled.

On consent, it is ordered that:

1. Order LTB-L-082942-23 issued on July 14, 2025 is cancelled and replaced with the following order:
2. The Landlord's application is withdrawn.
3. The Tenants applications under file LTB-T-031480-23 are withdrawn and the hearing on April 29, 2026 is cancelled.
4. This order resolves all issues contained in the Landlord's L2 application and the Tenants combined T2/T6 application.
5. The applications having been withdrawn; the LTB's files are now closed.

February 13, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.