



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

File Number: LTB-L-090041-24-RV
LTB-L-094824-24-RV

In the matter of: Unit 1, 220 Main Street
Atwood ON N0G1B0

Between: Evoglobe Inc Landlord

And

Lisa Gilroy Tenant

Review Order

Evoglobe Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Gilroy (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent, (L2 Application) and
- the Tenant did not pay the rent owed (L1 Application)

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-090041-24 and LTB-L-094824-24 issued on March 4, 2026.

On January 14, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Landlord's review request submits that there was a serious error in the consent order issued March 4, 2025, and they were not reasonably able to participate in the proceedings on February 27, 2025 because the Tenant provided inaccurate and misleading information about her insolvency status.
2. The review request submits the consent order was entered into based on the fact that the Tenant was under consumer proposal protection.

3. The Landlord provided information that the Tenant, subsequent to the consent order being entered into on February 27, 2025, defaulted under the terms of her consumer proposal by failing to pay the required amounts in April, May and June of 2025. The consumer proposal was then annulled by the administrator on September 26, 2025, which revived the Landlord's rights to the arrears. A dividend report was issued that \$4,706.80 is payable to the Landlord, although no funds have been received as of the date the Landlord filed this review.
4. Based on the submissions made in the request to review, there was no serious error in the consent order issued on March 4, 2025, nor was the Landlord not reasonably able to participate in the proceedings. The Landlord fully participated at the previous hearing based on the facts as they then were, which were materially accurate. It is speculative to conclude that the Tenant knew or ought to have known on the date of the hearing in February, that she would default two months later.
5. The review request notes that pursuant to section 66.32(2) of the *Bankruptcy and Insolvency Act*, upon annulment of a consumer proposal, creditors are restored to their original rights and remedies and any stay of proceedings is lifted. This means the stay of proceedings as it relates to the portion of arrears which was excluded from the original consent order is lifted, and the Landlord can now serve new LTB process for the outstanding arrears less any dividends received by the Landlord under the previous consumer proposal. The later lifting of the stay does not retroactively establish a serious error in the original proceedings
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings and that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-090041-24 issued on February 12, 2026 is denied. The order is confirmed and remains unchanged.

February 12, 2026
Date Issued

Julie Broderick
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.