



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

File Number: LTB-L-069101-25-RV

In the matter of: 723, 12 ST DENNIS DR
NORTH YORK ON M3C1G3

Between: Lorraine Banks Landlord

And

Alvin Bucao Tenant

Review Order

Lorraine Banks (the 'Landlord') applied for an order to terminate the tenancy and evict Alvin Bucao (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-069101-25 issued on November 10, 2025.

On December 8, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 8, 2025 interim order LTB-L-069101-25-RV-IN was issued, staying the order issued on November 10, 2025.

This review request was heard on December 23, 2025. On January 12, 2026, interim order LTB-L-069101-25-RV-IN2 was issued granting the review request and directing the matter to be heard de novo (anew).

This application was heard de novo on February 12, 2026. The Landlord's legal representative Richard Hissey, the Tenant and the Tenant's legal representative Vidy Matadeen attended the hearing. Coleen Nalog provided Tagalog translation services for the Tenant.

The parties consented to the following order.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective March 31, 2026. The Tenant must move out of the rental unit on or before March 31, 2026.

2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Landlord waives all rent arrears owing to March 31, 2026.

February 17, 2026
Date Issued

Fabio Quattrociocchi
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.