



Order under Section 21.2 of the Statutory Powers Procedure Act And Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-076226-25-RV-HR2

In the matter of: PH24, 1501 WOODBINE AVENUE
EAST YORK, ON M4C4H1

Between: MetCap Living Management Inc. Landlord

and

Elham Ebrahim Poor Tenants
Said Hamed Ebrahim Poor

REVIEW ORDER & *DE NOVO* HEARING ORDER

MetCap Living Management Inc. (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Elham Ebrahim Poor and Said Hamed Ebrahim Poor (the 'Tenants') because the Landlord claimed that the Tenants did not pay the rent that they owe.

The L1 application was heard by videoconference on December 2, 2025. Only the Landlord attended the hearing. The L1 application was resolved by order LTB-L-076226-25 issued on December 10, 2025 (the 'L1 Order'), which was a voidable eviction order effective December 21, 2025.

On December 15, 2025 the Tenants requested a review and stay of the L1 Order, claiming they were not reasonably able to participate in the proceedings.

Review interim order LTB-L-076226-25-RV was issued on December 16, 2025, staying the L1 Order and directing a review hearing.

The review hearing was heard by videoconference on January 27, 2026. The Tenants attended the hearing (accommodated by using a public access termination in Toronto). The Landlord's legal representative Krizia Hernandez (paralegal) also attended the hearing.

Determinations:

1. At the hearing, the Landlord's legal representative consented to the Tenants' request for review.
2. The Landlord's legal representative also sought to withdraw the *de novo* L1 application. Since the *de novo* hearing had not started and there was no prejudice to any party, I consented to the request to withdraw.

It is ordered that:

3. The Tenants' request to review the L1 Order is granted on consent.
4. The L1 Order LTB-L-076226-25 issued on December 10, 2025 is cancelled and replaced by this order. The review interim order LTB-L-076226-25-RV issued on December 16, 2025 is also cancelled.
5. The L1 application having been withdrawn, the LTB's file is now closed.

February 18, 2026
Date Issued

Michelle Tan
Vice Chair, 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.