



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

File Number: LTB-L-047136-25-RV-HR2

In the matter of: 29 VEZNA CRESCENT
BRAMPTON, ON L6X5K5

Between: Ankit Kumar and Pragati Sinha Landlords

and

Alex Jana and Juliet Jana Tenants

REVIEW ORDER & *DE NOVO* HEARING ORDER - ON CONSENT

Procedural History of Application

Ankit Kumar and Pragati Sinha (the 'Landlords') applied in a N8-based L2 application seeking an order to terminate the tenancy and evict Alex Jana and Juliet Jana (the 'Tenants') because the Landlords claimed the Tenants have persistently failed to pay the rent on the day it is due and owing. The Landlords also claimed compensation for each day the Tenants remained in the rental unit after the termination date provided in the notice of termination.

The L2 application was heard by videoconference on October 8, 2025, which was only attended by the Landlords. The L2 application was resolved by order LTB-L-047136-25 issued on December 10, 2025 (the 'L2 Order'), which granted a postponed eviction effective January 31, 2026.

On January 9, 2026 the Tenants requested a stay and review of the L2 Order, claiming they were not reasonably able to participate in the proceedings.

Review interim order LTB-L-047136-25-RV was issued on January 14, 2026, staying the L2 Order and directing a review hearing.

The review hearing was heard by videoconference on February 2, 2026. The Tenant Juliet Jana attended on behalf of both Tenants (Alex Jana is her ex-husband) along with their legal representative Fintan Lee (lawyer). The Landlord's legal representative Yun Tao Li (paralegal) attended the review hearing on behalf of the Landlords.

Determinations:

Review Granted on Consent

1. The Landlords' legal representative advised that the Landlords consent to the Tenants' request to review. The review was therefore granted.

De Novo L2 Order on Consent

2. The parties mutually agreed to resolve all matters in issue in the L2 application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

3. The L2 Order LTB-L-047136-25 issued on December 10, 2025 is cancelled and replaced by this order. The review interim order LTB-L-047136-25-RV issued on January 14, 2026 is also cancelled.
4. The Landlords' L2 application for termination of the tenancy and eviction of the Tenants is denied, and the tenancy between the Landlords and Tenants shall continue if the Tenants meet the conditions listed below.
5. On or before the 13th day of each month, starting February 13, 2026 and continuing for a period of 12 months (up to and including January 13, 2027), the Tenants shall pay the Landlords the full lawful monthly rent owing.
6. If the Tenants fail to comply with the conditions set out in paragraph 5 above, then the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords may make the L4 application within 30 days of a breach of a condition in this order. The L4 application is made to the LTB without notice to the Tenants.

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.