



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

Citation: 668308 Ontario Limited v Harley, 2026 ONLTB 16071

Date: 2026-02-18

File Number: LTB-L-093572-25-RV

In the matter of: 809, 433 JARVIS ST
TORONTO ON M4Y2G9

Between: 668308 Ontario Limited Landlord

And

Melissa Harley Tenant

Review Order

668308 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Harley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes

This application was resolved by order LTB-L-093572-25 issued on December 15, 2025.

On February 17, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. Both parties attended the hearing on December 11, 2025. The parties reached a consent agreement, and a consent order was issued. The order required the Tenant to pay the outstanding arrears by February 28, 2026, in order to preserve the tenancy. The Tenant now seeks to review that order.
2. The Tenant attended the hearing and voluntarily consented to the order that was issued. There is a recording of the terms of the consent order being read to the parties, and both parties clearly consented to those terms. The order accurately reflects the agreement reached by the parties. The parties agreed that the tenancy would be preserved if the Tenant paid the amount set out in the order.
3. The Divisional Court held in *Li v. Gibson*, 2018 ONSC 1347, at paragraph 23, that consent orders can only be set aside on limited grounds, such as common mistake, misrepresentation, fraud, or other grounds that would invalidate a contract. The Tenant's request does not establish any such grounds.

4. The fact that the Tenant did not obtain legal advice or have a representative at the hearing is not a basis to set aside an otherwise valid consent order voluntarily entered into by the parties.
5. While I am sympathetic to the Tenant's financial circumstances and their desire to now enter into a payment plan, a request to review is not an opportunity for a party to revisit or renegotiate a consent order simply because they no longer wish to be bound by the agreement they made.
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. Therefore, the request to review is denied.

It is ordered that:

1. The request to review order LTB-L-093572-25 issued on December 15, 2025 is denied. The order is confirmed and remains unchanged.

February 18, 2026
Date Issued

Bryan Delorenzi
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.