



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

Date: 2026-02-24

File Number: LTB-T-027193-24-RV

In the matter of: 44, 8004 LUNDY'S LANE
Niagara Falls ON L2H1H1

Between: Ron Mcdonald
Terrilynn Parent Tenants

And

Radar Property Management Landlords
Bluevale Capital Group Inc.

Review Order

Ron Mcdonald and Terrilynn Parent (the 'Tenants') applied for an order determining that Radar Property Management and Bluevale Capital Group Inc. (the 'Landlords') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenants also applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-027193-24 issued on October 7, 2025.

On November 5, 2025, the Landlord Bluevale Capital Group Inc. requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 7, 2025, interim order LTB-T-027193-24-RV-IN was issued, staying the order issued on October 7, 2025.

The review request was heard by videoconference on December 4, 2025 and scheduled to return on March 2, 2026.

Ashley Cassidy, the legal representative for Bluevale Capital Group Inc and thier witness Ian Shemesh, the Tenants, their legal representative Deanna Sequin and Christin Bianco, Landlord agent for Radar Property Management attended the hearing.

Determinations:

1. In the review request, Bluevale Capital Group Inc. (BCG) asserts the October 7, 2025 order contains a serious error related to the named Landlord parties and a serious error occurred in the proceedings.
2. On February 19, 2026, the Landlord submitted to the Board a request to withdraw the request to review the October 7, 2025 order and cancel the hearing scheduled for March 2, 2026.
3. I note, the original order is an order on consent where the Landlords were ordered to pay a sum of money to the Tenants. The order was stayed as part of the review process. There is minimal prejudice to the Tenants in granting the withdrawal request.
4. The Landlords request to withdraw the request to review the order is granted.

It is ordered that:

1. The request to withdraw the request to review order LTB-T-027193-24 issued October 7, 2025 is granted. The order is confirmed and remains unchanged.
2. The interim order issued on November 7, 2025 is cancelled. The stay of order LTB-T-027193-24 is lifted immediately.
3. The order LTB-T-027193-24 issued October 7, 2025 remains in full force and effect.

February 24, 2026

Date Issued

Dana Wren

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.