



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

File Number: LTB-L-079605-25-RV

In the matter of: 710, 3827 LAWRENCE AVE E
SCARBOROUGH ON M1G1R4

Between: ROYAL PALACE APARTMENTS

Landlord

And

SHERRIL TELEMAQUE

Tenant

Review Order

ROYAL PALACE APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict SHERRIL TELEMAQUE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-079605-25 issued on December 17, 2025. This application was heard by videoconference on December 3, 2025. Only the Landlord's Agent, David Anton, attended the hearing. As of 10:34 a.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On January 23, 2026, the Tenant filed a request to extend deadline and a request to review the order issued December 17, 2025 as the order contains a serious error and was not reasonable able to participate in the proceedings and that the order be stayed until the request to review the order is resolved.

On January 23, 2026, Interim Order LTB-L-079605-25-RV-IN was issued, staying the order issued on December 17, 2025 and directing the LTB to schedule a hearing of the Tenant's request to review.

This review hearing was heard by videoconference on February 19, 2026. The Landlord's agent, David Anton and the Tenant's legal representative, Kevin Laforest attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. The request to review order LTB-L-079605-25 issued December 17, 2025 is granted.
2. Order LTB-L-079605-25 issued December 17, 2025 is cancelled and replaced with this order.
3. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026, the Sherriff fee and the filing fee.
4. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 25, 2026
Date Issued

Floredana Ungureanu
Hearings Officer, 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.