



Order under Section 21.2 of the Statutory Powers Procedure Act and Section 74(2) of the Residential Tenancies Act, 2006

File Number: LTB-L-079357-25-RV-HR2

In the matter of: 910, 155 NONQUON RD
OSHAWA, ON L1G3S1

Between: The Valiant Group of Companies Landlord

and

Lorenzo Vargas Nodal Tenant

REVIEW ORDER ON CONSENT & L1 HEARING ORDER #2

The Valiant Group of Companies (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Lorenzo Vargas Nodal (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes.

The L1 application was heard on December 9, 2025 with only the Landlord attending. The application was resolved by order LTB-L-079357-25 issued on January 6, 2026 (the 'L1 Order'), which was a voidable termination effective January 17, 2026.

On January 9, 2026 the Tenant requested a stay and review of the L1 Order, claiming they were not reasonably able to participate.

By review interim order LTB-L-079357-25-RV issued on January 15, 2026, the L1 Order was stayed and a review hearing was directed.

The review hearing was held by videoconference on February 2, 2026. The Tenant's daughter/agent Daniela Vargas attended the hearing (with written consent) and she spoke to tenant duty counsel before the review hearing started. The Landlord's legal representative Elizaveta Povargo (paralegal) also attended the hearing.

Determinations:

Review Granted on Consent

1. The Landlord's legal representative advised that the Landlord consents to the Tenant's request for review. The review request was therefore granted.

Application Discontinued

2. The Landlord's legal representative submitted, and the Tenant's agent confirmed, that the Tenant has reimbursed the Landlord for the filing fee of the original L1 application, plus

they have paid all the rent that was in arrears and all additional rent that would have come due under the tenancy agreement for the period ending January 31, 2026.

3. Based on the joint submissions of the parties, it is apparent that the Tenant has discontinued the original L1 application pursuant to section 74(2) of the *Residential Tenancies Act, 2006* (the 'Act').

It is ordered that:

4. The L1 Order LTB-L-079357-25 issued on January 6, 2026 is cancelled and replaced by this order. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon rent arrears as been discontinued to January 31, 2026. The LTB's file for the L1 application is now closed.

February 26, 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.