



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-074780-25-RV-HR2

In the matter of: 10, 24 UNION ST
BELLEVILLE, ON K8P2B6

Between: Bedford Properties & Estates Ltd. Landlord

and

Yulisa Montenegro Garcia Tenants
Daniel Howe

REVIEW ORDER ON CONSENT & *DE NOVO* L1 HEARING ORDER

Bedford Properties & Estates Ltd. (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Yulisa Montenegro Garcia and Daniel Howe (the 'Tenants') because the Landlord claimed the Tenants did not pay the rent that they owe.

The L1 application was heard on November 24, 2025 with only the Landlord attending. The application was resolved by order LTB-L-074780-25 issued on November 28, 2025 (the 'L1 Order'), which was a voidable termination effective December 9, 2025.

On January 13, 2026 the Tenants requested a stay and review of the L1 Order, claiming they were not reasonably able to participate.

By review interim order LTB-L-074780-25-RV issued on January 13, 2026, the L1 Order was stayed and a review hearing was directed.

The review hearing was held by videoconference on February 2, 2026. Both Tenants and the Landlord's legal representative Sharon Harris attended the review hearing.

Determinations:

Review Granted on Consent

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

Application Discontinued

2. The Landlord's legal representative submitted, and the Tenants confirmed, that the Tenants have 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 Tenants have 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-074780-25 issued on November 28, 2025 is cancelled and replaced by this order. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon rent arrears as been discontinued to January 31, 2026. The LTB's file for the L1 application is now closed.

February 27, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.