



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

File Number: LTB-L-021687-25-RV

In the matter of: 3507, 14 York
Toronto ON M5J0B1

Between: Weici Ruan Landlord

And

Chris Anderson Tenant

Review Order

Weici Ruan (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-021687-25 issued on November 27, 2025 and amended January 8, 2026.

On December 24, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 28, 2026 interim order LTB-L-021687-25-RV-IN was issued, staying the order issued on November 27, 2025 as amended January 8, 2026.

This review was heard by videoconference on February 12, 2026.

The Landlord's agent, Yuet Fung Lam, the Landlord's legal representative, Ka Sang (Tony) Chau, and the Tenant attended the hearing. The Tenant's witnesses, Dr. Imteiz Mahmud, Saleha Khanom, and Dr. Al Raim Chowdury, were also signed in for the Tenant. A Bengali Interpreter, Mushfiq Ahmed, was also in attendance at the hearing as provided by the LTB for the Tenant.

Determinations:

1. The Landlord's order for eviction for non-payment of rent had already been enforced by the sheriff on January 27, 2026.
2. The review hearing had started with the Tenant presenting their evidence regarding why they were not reasonably able to participate in the hearing that took place on August 21, 2025. They were not cross-examined on their evidence by the time the hearing block concluded at 4:05pm. On this basis, the review hearing was adjourned to continue on another date.

3. On February 19, 2026 the Tenant submitted a request to withdraw their review request on the basis that they had entered into a final settlement with the Landlord on February 14, 2026. The request did not include the consent of the Landlord to withdraw the application.
4. On this basis, the LTB reached out to the parties to confirm that all parties consented to the withdrawal of the review request on February 20, 2026.
5. On February 20, 2026 the Landlord confirmed that they consented to the Tenant's request.
6. On the basis of the consent submissions provide by both parties, I consent to the Tenant's request to withdraw the review request. As a result, the request to review the order issued on November 27, 2025 and amended on January 8, 2026 is denied and the stay of the order shall be lifted.

On consent, it is ordered that:

1. The request to review order LTB-L-021687-25 issued on November 27, 2025 and amended January 8, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on January 28, 2026 is cancelled. The stay of order LTB-L-021687-25 is lifted immediately.

March 5, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

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