



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

File Number: LTB-L-093066-25-RV

In the matter of: 905, 218 QUEENS QUAY W
TORONTO ON M5J2Y6

Between: Gigi Wong Landlord

And

Menatallah Abdou Tenant

Review Order

Gigi Wong (the 'Landlord') applied for an order to terminate the tenancy and evict Menatallah Abdou (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was resolved by order LTB-L-093066-25 issued on January 7, 2026.

On January 12, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved. The Landlord alleged that there is a serious error in the order.

On January 13, 2026, interim order LTB-L-093066-25-RV-IN was issued, staying the order issued on January 7, 2026.

This request was heard by videoconference on February 5, 2026. The Landlord and the Landlord's Agent, P. Lau, attended the hearing. As of 1:13 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

Determinations:

1. On the basis of the submissions made in the request, I am satisfied that there is a serious error in the order because the Tenant vacating of the rental unit on January 10, 2026, constitutes new evidence that was unavailable at the time of the hearing and is determinative of a central issue.
2. The Landlord argued that there is a serious error in the order because the LTB ordered them to pay the rent deposit and interest on the rent deposit to the Tenant despite acknowledging in paragraph 6 of the order that the rent for December 2025 was outstanding.
3. The lawful monthly rent was \$2,400.00, due on the 11th day of each month.

4. Paragraph 4 of the order provides:

The Landlord owes \$2271.04 to the Tenant which is the amount of the rent deposit and interest on the rent deposit less the Landlord's cost of filing the application. The Landlord may deduct from this amount \$78.90 for every day that the unit is occupied by the Tenant after January 11, 2026.

5. Given that the Tenant did not pay rent for the period from December 11, 2025, to January 10, 2026, and vacated the rental unit on January 10, 2026, the last month's rent deposit should apply to that period.
6. The Tenant owes to the Landlord, \$2,586.00 which represents \$2,400.00 in arrears and \$186.00 for the cost of filing the application.
7. The Landlord is holding \$2,457.04 which represents the last month's rent deposit of \$2,400.00 and interest of \$57.04 on the last month's rent deposit.
8. Therefore, paragraph 4 of the order will be varied to show that the Tenant owes \$128.96 to the Landlord (\$2,586.00 - \$2,457.04).

It is ordered that:

1. The request to review order LTB-L-093066-25 issued on January 7, 2026, is granted in part.
2. Paragraph 4 of the order is cancelled and replaced by the following:

The Tenant shall pay \$128.96 to the Landlord, which is the amount of the arrears and costs of filing the application, less the rent deposit and interest on the rent deposit.

If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

3. All other aspect of the order is confirmed and remains unchanged.
4. The interim order issued on January 13, 2026, is cancelled. The stay of order LTB-L-093066-25 is lifted immediately.

March 11, 2026
Date Issued

Jitewa Edu
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.