



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

File Number: LTB-L-081459-24-RV2

In the matter of: Second Floor, 225 WRIGHT AVE
TORONTO ON M6R1L4

Between: George Rabuzin Landlord

And

Michael Roberts Tenant

Review Order

George Rabuzin (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Roberts (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard on May 1, 2025. Only the Landlord's legal representative attended the hearing. This application was resolved by order LTB-L-081459-24 issued on May 16, 2025.

On July 9, 2025, the Tenant filed a Request to Extend Deadline and a requested a review of the order and that the order be stayed until the request to review the order is resolved.

On July 10, 2025, an interim order LTB-L-081459-24-RV-IN was issued directing the Landlord not re-rent the rental unit and keep and safeguard the Tenant's personal property and directing the matter to a review merits hearing.

The review merits hearing was heard by videoconference on July 15, 2025. Only the Landlord parties attended the hearing. The Tenant's review request was dismissed as abandoned in order LTB-L-081459-24-RV issued on July 18, 2025.

On December 17, 2025, the Tenant filed a second Request to Extend Deadline and requested a review of the order and that the order be stayed until the request to review the order is resolved.

Another Interim order LTB-L-081459-24-RV-IN was issued on December 17, 2025, staying the order issued on July 18, 2025, and directing the matter to a review merits hearing.

The review merits hearing was scheduled to be heard by video conference on March 5, 2026.

Before the start of the hearing the Landlord legal representative Madeline McKenzie and the Tenant's legal representative Jacqueline Evans engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant's request to review will be granted and the original order will be replaced with this order.
2. The tenancy ended on June 18, 2025, when the Sherriff delivered vacant possession of the rental unit to the Landlord
3. The Landlord is satisfied that the Tenant has filed a police report with regard to fraud as per their request to review.
4. The Tenant's legal representative has indicated that their client will provide a copy of the police report to the Landlord no later than 90 days from the date of the hearing.
5. The Landlord waives all arrears of rent owing to the date the Tenant vacated the rental unit.
6. This order resolves all matters raised in the application and all matters arising from the tenancy and both parties agree to they will not file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

It is ordered on consent that:

1. The request to review order LTB-L-081459-24-RV issued July 18, 2025, is granted. That order is cancelled and replaced with this order
2. Order LTB-L-081459-24 issued May 16, 2025, is cancelled and replaced with this order.
3. The tenancy terminated on June 18, 2025, when the Sherriff delivered vacant possession of the rental unit to the Landlord.
4. The Landlord waives all arrears of rent owing to the date the Tenant vacated the rental unit.
5. This order resolves all matters raised in the application and all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

March 13, 2026
Date Issued

Diego Fernandez-Stoll
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.