



**Order under Section 21.1 of the Statutory Powers Procedure Act and
Section 69 of the Residential Tenancies Act, 2006**

File Number: LTB-L-064944-25-RV-HR2

In the matter of: 145, 1055 SHAWNMARR ROAD
MISSISSAUGA, ON L5H3V2

Between: James M Lamont Landlord

and

Peter Skretas and Brie Mcauley Tenants

REVIEW & *DE NOVO* L2 HEARING ORDER – ON CONSENT

Procedural History of Application

On August 8, 2025, James M. Lamont (the 'Landlord') applied in a N12-based L2 application seeking an order to terminate the tenancy and evict Peter Skretas and Brie Mcauley (the 'Tenants') because the Landlord claimed that he in good faith requires possession of the rental unit for residential use for at least a year. The Landlord also claimed compensation for each day the Tenants remained in the rental unit after the termination date provided in the N12 Notice.

The L2 application was heard by videoconference on November 24, 2025. The application was resolved by order LTB-L-064944-25 issued on December 16, 2025 (the 'L2 Order'), which terminated the tenancy effective January 31, 2026, and awarded various monetary remedies to each party.

On January 12, 2026 the Tenant Brie Mcauley requested a stay and review of the L2 Order, claiming there were serious errors in the order.

Review interim order LTB-L-064944-25-RV-IN was issued on January 12, 2026, staying the L2 Order and directing the Tenant's request to a review hearing.

The review hearing was conducted by videoconference on February 18, 2026. The Tenant Brie Mcauley attended the review hearing. The Landlord also attended the hearing with his legal representative Lorrie McCullough (paralegal).

Determinations:

Review Granted on Consent

1. The parties confirmed Tenant Peter Skretas moved out in October 2025. I note the LTB emailed all parties including Peter Skretas notice of the review hearing on January 12, 2026. There was no request to adjourn or reschedule the hearing, so as of 9:43am (the review hearing was scheduled to start at 9am), the hearing was conducted in the absence of the Tenant Peter Skretas.
2. The Landlord consented to the Tenant's request for review. The review was therefore granted.
3. The parties mutually agreed to resolve all matters at issue in the application and requested a *de novo* L2 order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

De Novo (New) L2 Order on Consent

1. The request to review the L2 Order is granted. Order LTB-L-064944-25 issued on December 16, 2025 and review interim order LTB-L-064944-25-RV-IN issued on January 12, 2026 are both cancelled and replaced by this order. All monetary / compensation claims previously ordered in the prior L2 Order are cancelled.
2. The parties agreed to terminate the tenancy effective March 3, 2026.
3. If the rental unit is not vacated on or before March 3, 2026, then starting March 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 4, 2026.

March 17, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 4, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.