



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

File Number: LTB-L-084507-25-RV

In the matter of: Unit 2, 175 WELLINGTON ST E
SAULT STE. MARIE ON P6A2L6

Between: Real-Key Property Management

Landlord

And

John Neveau

Tenant

Review Order

Real-Key Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict John Neveau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-084507-25 issued on January 29, 2026. Only the Landlord's agent attended at the original hearing on January 29, 2026.

On February 6, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 6, 2026, interim order LTB-L-084507-25-RV-IN was issued, staying the order issued on January 29, 2026.

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

The Landlord, Permashwer Santokhi, the Landlord's agent, Andrew Raplenovic, the Tenant and the Tenant's representative, Ethan Quan, attended the hearing.

At the hearing, the parties agreed that:

1. The Landlord consents to the Tenant's request to review LTB-L-084507-25 issued on January 29, 2026. As such, the Tenant's request to review order LTB-L-084507-25 issued on January 29, 2026 will be granted.
2. Order LTB-L-084507-25 issued on January 29, 2026 will be cancelled and replaced with the consent order below.
3. The Tenant owes the Landlord \$8,342.70 for arrears of rent up to March 31, 2026 and costs.
4. The Landlord shall waive all rent arrears up to March 31, 2026, rent for April, May and June 2026, and costs, in full and final settlement of issues raised by the Tenant under section 82 of the *Residential Tenancies Act, 2006* for the period March 1, 2025 to March 31, 2026.

5. This order settles all matters between the parties with respect to the tenancy.

It is ordered on consent that:

1. The request to review order LTB-L-084507-25 issued on January 29, 2026 is granted. The order is cancelled and replaced with the following.
2. The Tenancy between the Landlord and the Tenant will be terminated on June 1, 2026.
3. If the unit is not vacated on or before June 1, 2026, then starting June 2, 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 June 2, 2026.
5. The Landlord waives all rent arrears owed to March 31, 2026 and costs in the amount of \$8,342.70
6. The Landlord waives rent for April, May and June, 2026.
7. On or before April 15, 2026, the Landlord shall repair the stove in the unit.
8. Upon delivery of proper 24-hour notice of entry, the Tenant shall not refuse the Landlord, the Landlord's staff or contractors access to the unit.

March 19, 2026
Date Issued

Karen Gonçalves
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.