



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

File Number: LTB-L-042898-25-RV

In the matter of: 90 COVENT CRES
AURORA ON L4G6R1

Between: Xiu Peng Xie Landlord

And

Monica Mideczky Tenants
Anna Szabo
Cole Patterson

Review Order

Xiu Peng Xie (the 'Landlord') applied for an order to terminate the tenancy and evict Monica Mideczky, Anna Szabo and Cole Patterson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard on August 11, 2025 and resolved by order LTB-L-042898-25 issued on August 14, 2025.

On February 5, 2026, the Landlord requested a review of the order.

On February 6, 2026, interim order LTB-L-042898-25-RV-IN was issued, staying the order issued on August 14, 2025.

This review was heard by videoconference on March 18, 2026. The Landlord and the Tenants attended the hearing.

Determinations:

1. As explained below, the Landlord's request for review is now moot and is therefore denied.
2. The order issued on August 14, 2025 was a consent order for arrears of rent. The order terminates the tenancy effective August 31, 2025 and orders the Tenants to pay to the Landlord \$13,259.65 for arrears of rent and costs owing. The arrears consist of unpaid rent for the period of April 1, 2025 to August 31, 2025.
3. The Landlord's request for review was filed because after the order was issued and when the Landlord attempted to enforce the order by way of Garnishment with the Newmarket Small Claims Court, they discovered that the Tenant Monica Mideczky had filed a

Consumer Proposal on May 1, 2025 pursuant to the *Bankruptcy and Insolvency Act* (the 'BIA').

4. As the Consumer Proposal was filed on May 1, 2025, a portion of the arrears ordered in the August 14, 2025, order were stayed pursuant to the BIA (April 1, 2025 to May 1, 2025).
5. The parties agreed at the review hearing that the Tenant Monica Mideczky has since defaulted on the terms of her Consumer Proposal and that the Consumer Proposal was annulled by the Courts on February 28, 2026 pursuant to subsection 66.31(1) of the BIA.
6. As a result of the annulment, the rights of the creditors (in this case the Landlord) were revived for their claims pursuant to subsection 66.32(2) of the BIA.
7. As such, although some of the amounts ordered in order LTB-L-042898-25 issued on August 14, 2025, may have been stayed by way of the Consumer Proposal, the amounts are no longer stayed as a result of the annulment, and the Landlord is now entitled by law to enforce the amounts ordered.
8. As such, the Landlord's request for review is now moot and will therefore be denied.

It is ordered that:

1. The request to review order LTB-L-042898-25 issued on August 14, 2025, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 6, 2026, is cancelled. The stay of order LTB-L-042898-25 is lifted immediately.

March 26, 2026
Date Issued

Fabio Quattrociocchi
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.