



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

File Number: LTB-L-087660-25-RV

In the matter of: 701, 7 FAIRBANK AVE
YORK ON M6E3Y5

Between: 1924 Eglinton Ltd Landlord

And

Andry Munroe Tenant

Review Order

1924 Eglinton Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Andry Munroe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-087660-25 issued on January 23, 2026.

On February 23, 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 24, 2026 interim order LTB-L-087660-25-RV-IN was issued, staying the order issued on January 23, 2026

This application was heard by videoconference on March 31, 2026.

The Landlord's legal representative, D. Ciobotaru, and the Tenant attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The request to review order LTB-L-087660-25 issued on January 23, 2026 is granted. The order is cancelled and replaced with the following.
2. The tenancy between the Landlord and the Tenant is terminated as of November 6, 2025, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$8,000.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - a) \$500.00 in guaranteed funds, on the 10th day of each month commencing May 10, 2026 up to and including August 10, 2027 (16 months).
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the date of the breach at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Mayra Sawicki
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.