



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

File Number: LTB-L-084770-25-RV

In the matter of: 19 WALNUT ST
KITCHENER ON N2G1P5

Between: Bob Singh Landlord

And

Valerie Lynn Willyung Tenant

Review Order

Bob Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Lynn Willyung (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

Bob Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Lynn Willyung (the 'Tenant') because:

- the Tenant, another occupant of the rental unit, or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit, or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Bob Singh (the 'Landlord') also applied for an order requiring Valerie Lynn Willyung (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit, or someone the Tenant permitted in the residential complex.

Bob Singh (the 'Landlord') also applied for an order requiring Valerie Lynn Willyung (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege, or interest. (L2 Application)

This combined L1/L2 application was resolved by order LTB-L-084770-25 issued on January 16, 2026.

On February 19, 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 20, 2026, interim order LTB-L-084770-25-RV-IN was issued, staying the order issued on January 16, 2026.

This request to review was scheduled to be heard by videoconference on March 31, 2026.

The Landlord was present with the Landlord's Support, Anish J.

The Tenant attended with the Tenant's Representative, Joel Yinger.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the Landlord's L1 and L2 application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: The Landlord will provide rent receipt(s) to the Tenant upon payment of rent.

It is ordered on consent that:

1. The request to review order LTB-L-084770-25 issued on January 16, 2026, is granted.
2. Order LTB-L-084770-25, issued January 16, 2026, is immediately cancelled and replaced with this order.
3. The Tenant shall pay to the Landlord \$4,436.00. This amount represents \$4,250.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$1,200.00 on or before April 1, 2026,
 - \$200.00 on or before the 1st day of each month commencing May 1, 2026, and for the next 15 months up to and including July 1, 2027, and
 - \$236.00 on or before August 1, 2027.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to August 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

7. This order resolves all issues raised in the Landlord's L1 and L2 applications.

April 10, 2026
Date Issued

Eno Ubia
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.