



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

File Number: LTB-L-007045-26-RV

In the matter of: 4, 679 PRINCIPALE RUE
CASSELMAN ON K0A 1M0

Between: 2819095 Ontario Inc Landlord

and

Mathew Gratto Tenant

Review Order

2819095 Ontario Inc (the 'Landlord') applied under section 78 of the *Residential Tenancies Act, 2006* for an order to terminate the tenancy and evict Mathew Gratto (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated agreement reflected in order LTB-L-083172-24 issued by the Landlord and Tenant Board ('LTB') on February 3, 2025.

The application was dismissed by order LTB-L-007045-26 issued on February 3, 2026 without a hearing being held.

On February 28, 2026 the Landlord requested a review of order LTB-L-007045-26 issued on February 3, 2026.

On March 3, 2026, the Board granted interim order LTB-L-007045-26-RV-IN directing a hearing of the request for review.

The request for review was heard in videoconference room 149 on April 9, 2026.

The Landlord's agent Janelle Lamontagne and the Tenant attended the hearing.

At the hearing, the advised that they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated if he does not comply with the terms of this consent order.

Agreed Facts:

1. The lawful monthly rent is \$1,550.00 due on the first day of each calendar month.
2. The Tenant owes the Landlord \$10,436.00 representing arrears of rent to April 30, 2026 and costs.
3. The Tenant will make blended bi-weekly payments of \$1,000.00 towards the arrears and new rent.
4. The Landlord consented to this repayment plan understanding and agreeing that new rent would not be paid in full as it falls due on the first day of each calendar month for the duration of the repayment plan.
5. The parties understood that the monthly rent may lawfully increase during the repayment plan reducing the Tenant's contribution towards the arrears in a corresponding amount and extending the duration of the repayment plan.

It is ordered on consent that:

1. The request to review order LTB-L-007045-26 issued on February 3, 2026 is granted.
2. Order LTB-L-007045-26 issued on February 3, 2026 is cancelled and replaced by the following.
3. Order LTB-L-083172-24 issued on February 2, 2025 is cancelled and replaced by the following.
4. The Tenant shall pay the Landlord \$10,436.00 for arrears and costs by paying \$1,000.00 on April 21, 2026 and every two weeks thereafter until the arrears are repaid in full. The Landlord shall credit all monies received in excess of the lawful monthly rent towards the arrears owing.
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 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB pursuant to section 78 of 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 April 30, 2026. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

April 15, 2026

Date Issued

Nersi Makki

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.