



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

File Number: LTB-L-100501-25-RV

In the matter of: 75 PINWOODS DR
STONEY CREEK ON L8J2T6

Between: Ashrak Rizk Landlord
Haidy Girgis

And

Cheryl Critikos Tenant

Review Order

Ashrak Rizk and Haidy Girgis (the 'Landlord') applied for an order to terminate the tenancy and evict Cheryl Critikos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-100501-25 issued on February 17, 2026.

On February 25, 2026, the requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 26, 2026 interim order LTB-L-100501-25-RV-IN was issued, staying the order issued on February 17, 2026

This application was heard by videoconference on April 8, 2026.

The Landlord's Legal Representative Reginald Bent and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

At the hearing the parties consented to the following order:

Determinations:

1. At the hearing the Landlord's Legal Representative consented to the Tenant's request to review.

It is ordered that:

1. The request to review order LTB-L-100501-25 issued on February 17, 2026 is granted. The order is cancelled and replaced with the following:
2. The Tenant shall pay to the Landlord \$18,850 for arrears of rent up to April 30, 2026
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
May 15, 2026 – May 15, 2033	\$200.00 on or before the 15 th of each month
June 15, 2033 to May 15, 2034	\$170.83 on or before the 15 th of each month

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to May 1, 2034, or until the arrears are paid in full, whichever date is earliest.
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 1 of 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's breach 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.

April 20, 2026
Date Issued

Reid Jackson
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.