



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

File Number: LTB-L-094015-25-RV

In the matter of: 136 OLD FOREST CRES
KITCHENER ON N2N2A3

Between: Manpreet Singh Landlord

And

Stephanie Michauville Tenants
John Ireland

Review Order

Manpreet Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Michauville and John Ireland (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-094015-25 issued on January 28, 2026. Only the Landlord's representative attended the original hearing on January 19, 2026.

On February 4, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 5, 2026, interim order LTB-L-094015-25-RV-IN was issued, staying the order issued on January 28, 2026.

This review was heard by videoconference on March 12, 2026.

The Landlord's representative, Bob Singh, and one of the Tenants, Stephanie Michauville ('SM'), attended the hearing.

Determinations:

Preliminary Issue

1. At the outset, SM stated that the second named Tenant had vacated the unit and requested that his name be removed from the application. There was no dispute that this is a joint tenancy.
2. The Landlord's representative stated that the Landlord was not aware that the second named Tenants had vacated the unit and did not consent to removal of the second-named Tenant from the application.

3. Based on the submissions of the parties, I declined SM's request to remove the second-named Tenants from the application. There was no documentary evidence, such as an email or correspondence, to confirm that the Tenants had advised the Landlord that the second-named Tenants had moved out of the unit or that the Landlord consented to removing his name from the tenancy agreement.

The Review

4. At the hearing, the Landlord consented to the Tenants' request to review order LTB-L-094015-25 issued on January 28, 2026. As such, the Tenants' request to review order LTB-L-094015-25 issued on January 28, 2026 will be granted.
5. The parties further agreed to cancel order LTB-L-094015-25 issued on January 28, 2026 and replace it with the consent order below.

It is ordered on consent that:

1. The request to review order LTB-L-094015-25 issued on January 28, 2026 is granted. The order is cancelled and replace with the following:
2. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
3. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,986.00 if the payment is made on or before April 15, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
5. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 15, 2026.**
6. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,363.54. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
7. The Tenants shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting April 16, 2026 until the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlord the full amount owing on or before April 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

9. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 16, 2026.

April 15, 2026
Date Issued

Karen Gonçalves
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 16, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 15, 2026

Rent Owing To April 30, 2026	\$14,000.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,200.00
Total the Tenants must pay to continue the tenancy	\$8,986.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$12,377.54
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,200.00
Total amount owing to the Landlord	\$7,363.54
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$59.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	