



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

Citation: Palermo v Flamand, 2026 ONLTB 31456

Date: 2026-04-17

File Number: LTB-T-108370-25-RV

In the matter of: 169 Theil Road East
Dryden On P8N3G2

Between: Derek Palermo Tenant

And

Tom Flamand Landlord

Review Order

Derek Palermo (the 'Tenant') applied for an order determining that Tom Flamand (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenant agreed to pay for them.

This application was resolved by order LTB-T-108370-25-IN2 issued on January 21, 2026.

On February 19, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 27, 2026, interim order LTB-T-108370-25-RV-IN was issued, staying the order issued on January 21, 2026.

This request was heard by videoconference on April 9, 2026.

The Landlord, the Landlord's legal representative, R. Noel, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-T-108370-25-IN2 issued on January 21, 2026, is granted.
2. Order LTB-T-108370-25-IN2 issued on January 21, 2026, and interim order LTB-T-108370-25-RV-IN issued on February 27, 2026, are both cancelled. They are replaced by the following order.
3. The tenancy terminated on November 11, 2025.
4. The parties have agreed to a date and time for the Tenant to remove his belongings from the residential complex. The parties have also agreed that, upon request of the Tenant, the Tenant shall have additional time to remove his belongings from the residential complex.

April 17, 2026
Date Issued

Nancy Morris
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.