



AMENDED ORDER
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-103714-25-RV-AM

In the matter of: 201 Canboro Road
FONTHILL ON L0S1E5

Between: Maxima Holdings Corp. Landlord

And

Paul Muileboom Tenant

Amended Review Order

Of my own initiative this order is amended to correct a clerical error.

The original review order issued ordered the Tenant to pay the \$58.00 request to review filing fee incurred by the Tenant as part of the amount required to void the order.

As the Tenant has paid into the Board in trust the full amount required to void the original order, including the \$58 filling fee, the Board shall be directed to pay \$58.00 out to the Tenant.

This amendment is bolded for greater clarity.

Maxima Holdings Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Muileboom (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-103714-25 issued on February 24, 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-103714-25-RV-IN was issued, staying the order issued on February 24, 2026

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

The Landlord's Agent Peter Shishkov and the Tenant attended the hearing, a support person for the Tenant Hannah Muileboom also attended.

Determinations:

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

The L1

2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,153.50. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$70.80. This amount is calculated as follows: \$2,153.50 x 12, divided by 365 days.
6. The Tenant has paid \$9,531.36 to the Landlord since the application was filed.
7. The rent arrears owing to April 30, 2026 are \$1,989.64.
8. The Landlord incurred costs of **\$186.00** for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$61.28 is owing to the Tenant for the period from January 1, 2025 to April 8, 2026.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. At the hearing the Landlord sought a standard order and the Tenant indicated that they would be prepared to pay the arrears within 11 days. Therefore, I am satisfied that a standard order is appropriate.

It is ordered that:

1. The request to review order LTB-L-103714-25 issued on February 24, 2026 is granted. The order is cancelled and replaced with the following:
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

1. **\$2,175.64** if the payment is made on or before April 25, 2026. See Schedule 1 for the calculation of the amount owing.
4. **On April 15, 2026 the Tenant paid \$2,233.65 into the Board in trust.**
5. **Therefore, as a result of this amendment the Board is directed to pay out to the Tenant \$58.00**
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 25, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 25, 2026.**
8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by **\$1,472.74**. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$70.80 per day for compensation for the use of the unit starting April 9, 2026 until the date the Tenant moves out of the unit.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
10. If the unit is not vacated on or before April 25, 2026, then starting April 26, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 26, 2026.

April 14, 2026

Date Issued

Reid Jackson

Member, Landlord and Tenant Board

April 23, 2026

Date Amended

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 26, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 25, 2026

Rent Owing To April 30, 2026	\$11,521.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,531.36
Total the Tenant must pay to continue the tenancy	\$2,175.64

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

Rent Owing To Hearing Date	\$9,933.90
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,531.36
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$61.28
Total amount owing to the Landlord	\$(1,472.74)
Plus daily compensation owing for each day of occupation starting April 9, 2026	\$70.80 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	