



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

File Number: LTB-L-094810-25-RV

In the matter of: 402, 153 ST. GEORGE ST
TORONTO ON M5R2L9

Between: Hollyburn Properties Management Services Limited Landlord

And

Ina Muskaj Tenants
Adelina Muskaj
Pelivan Muskaj

Review Order

Hollyburn Properties Management Services Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ina Muskaj, Adelina Muskaj and Pelivan Muskaj (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-094810-25 issued on February 27, 2026.

On March 5, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 6, 2026 interim order LTB-L-094810-25-RV-IN was issued, staying the order issued on February 27, 2026.

The review request was heard by videoconference on April 21, 2026.

The Landlord's legal representative, E. Barbati, and the Tenant, I. Muskaj, attended the hearing. I. Muskaj spoke on behalf of all the Tenants.

The parties before the Board entered into the following consent. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The request to review order LTB-L-094810-25 issued on February 27, 2026 is granted. The order is cancelled and replaced by the following.

2. The Tenants shall pay to the Landlord \$8,061.00 for arrears of rent up to April 30, 2026. This amount includes the \$186.00 application filing fee incurred by the Landlord.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$3,000.00 on April 27, 2026.
 - b) \$3,000.00 on May 28, 2026.
 - c) \$2,061.00 on June 26, 2026.
4. The Tenants shall also pay to the Landlord new rent on the first day of each month for the period May 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 24, 2026
Date Issued

Mayra Sawicki
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.