



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

File Number: LTB-L-055568-25-RV

In the matter of: 801, 115 DOWLING AVE
TORONTO ON M6K3A3

Between: AMSTAR POOL I LP Landlord

And

TANIA MILLER Tenant

Review Order

AMSTAR POOL I LP (the 'Landlord') applied for an order to terminate the tenancy and evict TANIA MILLER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-055568-25 issued on December 11, 2025.

On December 15, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 16, 2025, interim order LTB-L-055568-25-RV-IN was issued, staying the order issued on December 11, 2025.

This application was heard by videoconference on January 19, 2026.

The Landlord's Legal Representative Sofia Enriquez, the Tenant and the Tenant's Legal Representative Esrah Akasha attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The request to review order LTB-L-055568-25 issued on December 11, 2025, is granted.
2. LTB-L-055568-25, issued on December 11, 2025, is cancelled and replaced with the following:
3. The Tenant shall pay to the Landlord \$1,227.22 for arrears of rent up to January 31, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

1. \$200.00 on or before the 5th of each month, starting February 5, 2026, until June 5, 2026;
2. \$227.33 on or before July 5, 2026.
5. The parties agree that the lawful monthly rent is due on the 5th of each month for the duration of this payment plan.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting February 2026, to July 2026, or until the arrears are paid in full, whichever date is earliest.
7. 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 January 31, 2026.

April 30, 2026
Date Issued

Jagger Benham
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.