



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

File Number: LTB-L-094891-25-RV

In the matter of: UPPER, 394 HEMLOCK LANE
BELLE RIVER ON N0R1A0

Between: Arminda Adriano Landlord
Michelle Javier
Escolastica Ramos

And

Ashley Treminio Tenant

Review Order

Arminda Adriano, Michelle Javier and Escolastica Ramos (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Treminio (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The hearing of this application was held heard on January 22, 2026.

This application was resolved by order LTB-L-094891-25 issued on February 2, 2026.

On February 23, 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 February 23, 2026, interim order LTB-L-094891-25-RV-IN, was issued, staying the order issued on February 2, 2026.

This application was heard by videoconference on March 30, 2026.

The Landlord's Legal Representative Maria Sturino and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on order on consent. I was satisfied that the parties understood the consequences of the joint submission

At the review hearing:

1. The Tenant did not attend the Landlord's L1 application on January 22, 2026, submitting they did not receive the Notice of Hearing from the Landlord and Tenant Board's (the 'Board') hearing held on January 22, 2026.
2. As a result, I find that the Tenant was not reasonably able to participate in the hearing on January 22, 2026.
3. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-094891-25 issued on February 2, 2026, is granted.
4. On consent, the parties requested a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy as of April 19, 2026. The application is amended to include an L3 application for termination of the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

On Consent of the parties, it is ordered that:

1. Order LTB-L-094891-25 issued on February 2, 2026, is cancelled and replaced by the following:
 - a. The tenancy between the Landlord and the Tenant is terminated on April 19, 2026. This means the Tenant must vacate the rental unit on or before April 19, 2026.
 - b. If the unit is not vacated on or before April 19, 2026, then starting April 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 - c. 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 20, 2026.
 - d. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting April 19, 2026, until the date the Tenant moves out of the unit.
 - e. The Tenant shall pay to the Landlord \$22,401.89. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
 - f. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Anthony Bruno
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 20, 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.