



**Consent Order Utilizing Section 78
Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-094547-25-RV

In the matter of: 201, 236 DUKE ST
HAMILTON ON L8P1Y3

Between: D.D. Acquisition Partnership Landlord

And

Michael Valeri Tenant

Review Order

D.D. Acquisition Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Valeri (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The hearing of this application was held heard on January 29, 2026.

This application was resolved by order LTB-L-094547-25 issued on February 5, 2026.

On February 12, 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 20, 2026, interim order LTB-L-094547-25-RV-IN, was issued, staying the order issued on February 5, 2026.

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

The Landlord's Legal Representative Matt Anderson 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, the parties agreed that:

1. The Tenant did not attend the Landlord's L1 application on January 29, 2026, submitting they did not receive the Notice of Hearing from the Landlord and Tenant Board's (the 'Board') hearing held on January 29, 2026.

2. As a result, I find that the Tenant was not reasonably able to participate in the hearing on January 29, 2026.
3. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-094547-25 issued on February 5, 2026, is granted.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. Order LTB-L-094547-25 issued on February 5, 2026, is cancelled and replaced by the following:
 - a. The Tenant shall pay to the Landlord \$3,067.64 for arrears of rent up to March 31, 2026, and costs.
 - b. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount the Tenant must Pay
April 1, 2026	\$993.87
1 st day of each month, starting May 2026 to September 2026	\$500.00
October 1, 2026	\$567.64

- c. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to October 2026, or until the arrears are paid in full, whichever date is earliest.
 - d. 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 date arrears run to.

April 30, 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.