



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

Citation: Centurion Property Associates Inc v Lam, 2026 ONLTB 35354

Date: 2026-05-04

File Number: LTB-L-041732-25-RV2

In the matter of: 106, 285 NORTH SERVICE RD
MISSISSAUGA ON L5A1A8

Between: Centurion Property Associates Inc Landlord

And

My Lam Tenant

Review Order

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict My Lam (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-041732-25 issued on November 3, 2025.

On November 7, 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 November 7, 2025, interim order LTB-L-041732-25-RV-IN was issued, staying the order issued on November 3, 2025.

On December 1, 2025, review order LTB-L-041732-25-RV was issued, replacing the order issued on November 3, 2025.

On March 18, 2026, the Tenant requested a review of order LTB-L-041732-25-RV issued on December 1, 2025.

On March 19, 2026, interim order LTB-L-041732-25-RV-IN2 was issued, staying the review order issued on December 1, 2025.

This second review request was heard by videoconference on April 29, 2026.

The Landlord's agent, M. Cordeiro, the Landlord's legal representative, M. Zarnett, and the Tenant's legal representative, V. Arulsundaram, attended the hearing. The Tenant's daughter, D. Lam, attended the hearing on behalf of the Tenant. The Landlord's witness, N. Perlua, also attended the hearing. The Tenant's interpreter, T. Tran, also attended the hearing.

The Tenant's legal representative confirmed that he was retained by the Tenant to represent the Tenant's interests, and he also confirmed that he had the Tenant's permission to arrive at the consent contained in this order. The Tenant's daughter, D. Lam, confirmed the Tenant's consent with this order.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-L-041732-25-RV issued December 1, 2025 on is denied.
2. The interim order LTB-L-041732-25-RV-IN2 issued on March 19, 2026 is cancelled.
3. The stay of order LTB-L-041732-25-RV (as amended by adding the enforcement expiry clause at the bottom of this order) issued on December 1, 2025, is lifted on June 30, 2026.

May 4, 2026
Date Issued

Nancy Morris
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 November 1, 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.