



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

File Number: LTB-L-102097-25-RV

In the matter of: MAIN, 510 FREDERICA ST W
THUNDER BAY ON P7E3W7

Between: J. St-Pierre Holdings Ltd Landlord

And

Jolene Hebert Tenant

J. St-Pierre Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jolene Hebert (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 5, 2026. Only the Landlord's legal representative, Nicholas Klingenberg, attended the hearing. The application was resolved by order LTB-L-102097-25 issued on February 12, 2026.

On March 27, 2026, the Tenant requested a review of the order issued on February 12, 2026, and that the order be stayed until the request to review the order is resolved, as they alleged that they were not reasonably able to participate in the proceedings. The Tenant also requested to extend the deadline to file the review.

On March 27, 2026, Interim Order LTB-L-102097-25 -RV-IN was issued, staying the order issued on February 12, 2026 and directing the LTB to schedule a hearing of the Tenant's request to review. The Tenant's request to extend the deadline to file the review was granted.

On April 23, 2026, the Tenant also filed a Tenant's Motion to Void an Eviction Order.

The Landlord's legal representative, Barrett Beaudoin, and the Tenant's legal representative, Matthew Jollineau, advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement in advance of their review hearing date.

The Landlord's legal representative Barrett Beaudoin, the Tenant's legal representative Matthew Jollineau, and the Tenant, participated in a mediation videoconference on April 24, 2026. The parties mutually agreed to resolve all matters at issue in the Tenant's Motion to Void an Eviction Order, the Tenant's Request to Review, and L1 application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts

1. The parties agree that the Sheriff executed the eviction order in relation to LTB-L-102097-25.
2. After the Tenant was evicted from the rental unit, the Landlord allowed the Tenant to re-occupy the rental unit. The Tenant recovered possession of the rental unit on April 16, 2026.
3. The parties agree that the Tenant has paid all rental arrears, the application filing fee, and all rent up to April 30, 2026.
4. The parties also agree that the Tenant has paid the Sheriff's filing fee and all other costs incurred by the Landlord to enforce the eviction order.
5. The parties agree that this consent also resolves the Tenant's motion to void order LTB-L-102097-25. The Tenant cannot bring another motion to void under s. 74(11) of the *Residential Tenancies Act, 2006* during the tenancy.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-102097-25 issued February 12, 2026 is granted.
2. Order LTB-L-102097-25 issued February 12, 2026 is cancelled and replaced with this order.
3. The L1 application is withdrawn.
4. As a result of this order, the review hearing scheduled for June 23, 2026 is cancelled.

May 7, 2026
Date Issued

Sandra Sabourin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.