



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and under Section 69 of the
Residential Tenancies Act, 2006**

File Numbers: LTB-L-098962-25-RV
& LTB-T-100682-23

In the matter of: 19 BRANCH AVE
ETOBICOKE ON M8W1M6

Between: Elizabeth Porritt / Porritt Real Estate Landlord

and

Lyle Gallant Tenant

Elizabeth Porritt (the 'Landlord') applied for an order requiring Lyle Gallant (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 Application)

Lyle Gallant (the 'Tenant') applied for an order determining that Porritt Real Estate (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, harassed, obstructed, coerced, threatened or interfered with the Tenant, collected or retained money illegally and failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T1, T2, T6 Application)

The L2 application was resolved by order LTB-L-098962-25 issued on March 2, 2026.

On March 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 March 23, 2026, Interim order LTB-L-098962-25-IN was issued, staying the order issued on March 2, 2026.

A hearing on the request to review was scheduled to be heard by videoconference on May 14, 2026.

Instead, the Landlord, the Landlord's Legal Representative Bryan Rubin and the Tenant participated in a mediation session.

The T1, T2, T6 Application was scheduled to be heard by videoconference on June 10, 2026.

Parties reached an agreement and requested an order on consent to resolve both applications.

The parties agreed that:

1. The Landlord consents to the request to review. As a result, order LTB-L-098962-25 issued on March 2, 2026, is cancelled.
2. The Landlord is waiving their claim for utility arrears.
3. The Landlord is waiving their payment of \$200.00 as ordered in LTB-T-100682-23-IN.
4. The Tenant is waiving their claims for an abatement of rent.
5. Neither the Landlord, nor the Tenant owe anything to one another.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-098962-25 issued on March 2, 2026, is granted.
2. The hearing scheduled for June 10, 2026, is cancelled.
3. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date related to the tenancy.

May 19, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.