



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

File Number: LTB-L-004637-26-RV

In the matter of: 12 BARDAWILL AVE
KESWICK ON L4P0E7

Between: Afzal Muhammad Sohail

Landlord

And

Khadedra Knight
Dionne Malabre
Ian Green

Tenant

Review Order

Afzal Muhammad Sohail (the 'Landlord') applied for an order to terminate the tenancy and evict Khadedra Knight, Dionne Malabre and Ian Green (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on December 10, 2025 with respect to application LTB-L-088675-25-SA.

This application was resolved by order LTB-L-004637-26 issued on March 19, 2026.

On March 20, 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-004637-26-RV-IN was issued, staying the order issued on March 19, 2026.

This application was heard by videoconference on May 12, 2026.

The Landlord, Landlord's agent Adnan Anwer, and the Tenants attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The request to review order LTB-L-004637-26 issued on March 19, 2026 is granted. The order is cancelled and replaced as follows.
2. The interim order issued on March 23, 2026 is cancelled.
3. The tenancy between the Landlord and Tenants is terminated on a non-voidable basis May 31, 2026.

4. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2026.
6. The Tenants shall pay to the Landlord the amount of \$3,920.00, which includes rent to May 31, 2026, the application filing fee, last month's rent deposit and interest on the deposit.
7. The Tenants shall pay the Landlord \$2,975.00 on or before May 15, 2026 and the remaining \$945.00 on or before May 31, 2026.
8. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Brett Lockwood
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 December 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.