



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

File Number: LTB-L-093382-25-RV

In the matter of: 1508, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS Property Management Services Inc Landlord

And

To Vath Tenants
Chainthida Ngov

Review Order

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict To Vath and Chainthida Ngov (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was resolved by order LTB-L-093382-25 issued on February 23, 2026.

On March 17, 2026 the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 18, 2026 interim order LTB-L-093382-25-RV-IN was issued, staying the order issued on February 23, 2026.

This application was heard by videoconference on May 7, 2026.

The Landlord's agent, Raken Tkea, the Landlord's legal representative, Geoff Paine, and the Tenant To Vath, assisted by a translator, attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The request to review is granted on consent. As a result, order LTB-L-093382-25 issued on February 23, 2026 is cancelled, and replaced with the following consent order.

On consent it is ordered that:

1. The request to review order LTB-L-093382-25 issued on February 23, 2026 is granted.
2. Order LTB-L-093382-25 issued on February 23, 2026 is cancelled and replaced by the following:
3. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
4. The Tenants shall not allow pets to urinate or defecate on the balcony or inside the rental unit.
5. The balcony shall be kept clear of pet urine and pet feces and shall not be used for storage.
6. If the Tenants fail to comply with the conditions set out in paragraphs 4 and 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
7. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
8. If the Tenants do not pay the Landlord the full amount owing on or before May 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 30, 2026 at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Dawn Carr
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.