



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

File Number: LTB-L-107475-25-RV

In the matter of: 43 CROWS NEST LANE
BOWMANVILLE ON L1C4A9

Between: Ahmad el Bakistany Landlord

And

Amy booker Tenant
Andrew smith

Review Order

The capitalized word “Landlord” and/or “Tenant” refer to all parties identified as each at the top of the order.

Ahmad el Bakistany (the 'Landlord') applied for an order to terminate the tenancy and evict Amy booker and Andrew smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-107475-25 issued on March 11, 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 25, 2026, interim order LTB-L-107475-25-RV-IN was issued, staying the order issued on March 11, 2026.

This application was heard by videoconference on May 21, 2026.

Only the Landlord and the Landlord's Legal Representative, Tigran Sandukhchyan, attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 9:24 a.m.

Determinations:

1. Although the Tenant did not attend the hearing to support their review, the Landlord's Legal Representative requested that the review be granted. I granted this request.
2. This review order also replaces order LTB-L-107475-25-AM issued on March 22, 2026.
3. The orders are replaced with the following:

4. The Tenant vacated the rental unit on May 1, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
5. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
6. The rent arrears owing to February 28, 2026, are \$5,400.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The last month rent deposit and the rent for February 2026, are dealt with in the Landlord's L2 application, order LTB-L-10093-25. Rent for the month of February 2026, has been deducted from the amount owing.

It is ordered that:

1. The request to review order LTB-L-107475-25 issued on March 11, 2026, and order LTB-L-107475-25-AM issued on March 22, 2026, is granted. The orders are replaced with the following:
2. The Tenant shall pay to the Landlord \$5,586.00 on or before June 7, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 8, 2026 at 4.00% annually on the balance outstanding.
4. The interim order issued on March 25, 2026, is cancelled.

May 27, 2026

Date Issued

Diane Wade

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.