



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

File Number: LTB-L-063565-25-RV-IN2

In the matter of: 2810, 85 THORNCLIFFE PARK DR
TORONTO ON M4H1L6

Between: Morguard Corporation Landlord

And

Roxanne Labrie Tenant

Review Order

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanne Labrie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-063565-25 issued on October 8, 2025.

On March 26, 2026, the Tenant's Public Guardian & Trustee Representative Dylan Wong requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 27, 2026, interim order LTB-L-063565-25-RV-IN was issued, staying the order issued on October 8, 2025.

This application was heard by videoconference on October 2, 2025.

The Landlord's Legal Representative Natalia Abiniakine and the Tenant's Public Guardian & Trustee's Legal Representatives Dylan Wong and Joyce Dayson attended the hearing.

At the hearing, the parties consented to the following interim order:

It is ordered that:

1. The request to review order LTB-L-063565-25 issued on October 8, 2025, is granted.
2. The Board shall schedule a hearing *de novo*.
3. Until the *de novo* hearing date is heard by the Board, the Tenant shall pay to the Landlord \$1,000.00 on or before June 1, 2026.

4. Further, the Tenant shall pay to the Landlord \$1,100.00 on the 1st of each month starting July 1, 2026, until the *de novo* hearing.
5. If the Tenant does not comply with terms as outlined in paragraphs 3 and 4, the Presiding Member may refuse to accept the Tenant's evidence.
6. On or before **June 27, 2026**, the Landlord shall file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing and shall file with the LTB a copy of their Amended Application, as well as uploading a Certificate of Service for same.
7. On or before **July 2, 2026**, the Tenant shall file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
8. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is ltb.evidence@ontario.ca.
9. To ensure an expeditious hearing, submissions from the parties shall follow the requirements of the Board as per Rule 19 and the *Practice Direction on Evidence* and can be obtained from the Landlord and Tenant Board website.
10. For clarity, all documents, photographs, and other items provided to the parties and the LTB must:
 - 1) be readable;
 - 2) have consecutively numbered pages; and
 - 3) include a list or table of contents identifying each item in order, and by page number, if more than one item is being submitted.
11. A party may ask the LTB to issue a summons for a witness by completing and filing a Request for LTB to Issue a Summons form. The request must be made as soon as the party becomes aware a summons is required.
12. I am not seized.

May 27, 2026
Date Issued

Jagger Benham
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.