



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

File Number: LTB-L-004033-26-RV

In the matter of: 4, 310 DACEY RD
SAULT STE. MARIE ON P6A5J7

Between: Regent Property Group Landlord

And

Crystal Harvey Tenant

Review Order

Regent Property Group (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Harvey (the 'Tenant') because the Tenant did not meet a condition specified in an order issued by the LTB on December 17, 2025, with respect to application LTB-L-080546-25.

The application was resolved by order LTB-L-004033-26 issued on January 21, 2026 which terminated the tenancy effective February 1, 2026.

On January 29, 2026 the Tenant filed a S2 form seeking to set aside order LTB-L-004033-26.

On March 10, 2026, order LTB-L-004033-26-SA was issued denying the set aside motion and lifting the stay of LTB-L-004033-26 effective immediately.

On March 31, 2026 the Representative requested a review of the order LTB-L-004033-26-SA and that the order be stayed until the request to review the order is resolved.

On March 31, 2026 interim order LTB-L-004033-26-RV-IN was issued, staying the order issued on March 10, 2026.

Mediation was held on May 26, 2026. The following parties participated in the mediation: The Landlord Patrick McGuire, the Tenant's representative, Marcos Gomez, and the Tenant Crystal Harvey.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The request to review order LTB-L-004033-26-SA issued on March 10, 2026 is granted.
2. The motion to set aside Order LTB-L-004033-26, issued on January 21, 2026, is granted.
3. Order LTB-L-004033-26, issued on January 21, 2026, is set aside and cannot be enforced.
4. Order LTB-L-080546-25, issued on December 17, 2025 is cancelled and replaced by the following terms:
5. On or before June 5, 2026, the Tenant shall pay to the Landlord \$7,758.33. This amount represents arrears of rent up to May 31, 2026 and the application filing fee.
6. The Tenant shall also pay to the Landlord the lawful rent in full and on time for June 2026, or until the arrears and costs are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 2, 2026
Date Issued

Ryan Gacnik
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.