



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

File Number: LTB-L-099667-25-RV

In the matter of: 1, 423 SHUTER ST
TORONTO ON M5A1X4

Between: Richard Morrisette Landlord

And

Anna Izzard Tenant

Review Order

Richard Morrisette (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Izzard (the 'Tenant') because the Landlord, in good faith, requires possession of the rental unit for the purpose of residential occupation for at least one year (hereafter referred to as the 'L2 Application').

This L2 Application was heard on February 25, 2026, and resolved by the order LTB-L-099667-25 issued on March 5, 2026.

On April 4, 2026, the Tenant requested a review of the order LTB-L-099667-25 issued on March 5, 2026, and that the order be stayed until the request to review the order is resolved.

On April 7, 2026, the interim order LTB-L-099667-25-RV-IN was issued, staying the order issued on March 5, 2026.

This request to review was heard by videoconference on May 28, 2026.

The Tenant, the Tenant's Legal Representative, Kevin Laforest, and the Landlord attended the hearing.

Determinations:

Request to Review

1. The Tenant alleged in their request to review that a serious error occurred during the proceedings on February 25, 2026, or the corresponding order, and therefore requested a review of the order LTB-L-099667-25 issued on March 5, 2026.
2. The Landlord consented to the Tenant's review request.

3. On the basis of the consent to the review, I granted the Tenant's request to review the order LTB-L-099667-25 issued on March 5, 2026, and the L2 Application proceeded to be re-heard¹.

L2 Application

4. At the hearing, the Landlord requested the consent of the Board to withdraw their L2 Application.
5. The Tenant was not opposed to the Landlord's request.
6. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the application.

It is ordered that:

1. The request to review the order LTB-L-099667-25, issued on March 5, 2026, is granted.
2. The interim order LTB-L-099667-25-RV-IN, issued on April 7, 2026, is cancelled.
3. The order LTB-L-099667-25, issued on March 5, 2026, is cancelled and replaced with the following:
4. The L2 Application having been withdrawn; the LTB's file is closed.

June 4, 2026
Date Issued

Alexandre Traboulsi
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.

¹ Rule 26.16 of the Board's *Rules of Procedure*.