



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

File Number: LTB-L-009866-26-RV

In the matter of: UNIT A, 719 VICTORIA ST
KINGSTON ON K7K4S8

Between: Mary Anne Guanzon

Landlord

And

Hailey Drew
Lee Ann McNulty

Tenant

Review Order

Mary Anne Guanzon (the 'Landlord') applied for an order to terminate the tenancy and evict Hailey Drew and Lee Ann McNulty (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-009866-26 issued on April 22, 2026.

On May 7, 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 May 8, 2026, interim order LTB-L-009866-26-RV-IN was issued, staying the order issued on April 22, 2026.

This application was heard by videoconference on June 1, 2026.

The Landlord attended the hearing. Hashem Shafi appeared as the Landlord's legal representative. Lee Ann McNulty attended the hearing on behalf of both Tenants. William Florence appeared as the Tenants' legal representative.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-009866-26 issued on April 22, 2026 is granted.
2. Order LTB-L-009866-26, issued on April 22, 2026, is cancelled and replaced by this order.
3. The Tenants shall pay to the Landlord \$8,736.00 for arrears of rent up to June 30, 2026 and costs.

4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - a) \$2,650.00 on or before July 1, 2026.
 - b) \$250.00 on or before the first day of each month commencing August 1, 2026 and concluding July 1, 2028.
 - c) \$86.00 on or before August 1, 2028.
5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to August 31, 2028, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 10, 2026
Date Issued

Andrew Rowell
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.

