



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

File Number: LTB-L-078354-25-RV

In the matter of: B3, 139 CHARLTON BLVD
NORTH YORK ON M2R2J2

Between: Roman Turlo Landlord

And

Joshua Soulliere Tenant

Review Order

Roman Turlo (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Soulliere (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-078354-25 issued on January 27, 2026.

On April 2, 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 April 2, 2026 interim order LTB-L-078354-25-RV-IN was issued, staying the order issued on January 27, 2026.

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

The Landlord, the Tenant, and the Tenant's legal representative, Kyle Warwick, attended the hearing.

Determinations:

Request to Review

1. The Tenant says they did not receive the Notice of Hearing and they believe this is because the mail for the rental unit is delivered to a group mailbox which they do not have reliable access to. The Tenant recently discovered that when the group mailbox is full, other tenants in the residential complex will place mail on a table on the main floor. The Tenant's unit is in the basement and he does not have access to the main floor.

2. The Landlord submitted a text message between the parties in which the Landlord advised the Tenant the matter had been taken to the LTB and 'you have til Jan 29 to sort it out to pay your arrears'. As the hearing was scheduled for January 19, this text message would not have helped the Tenant to attend the scheduled hearing.
3. I find on a balance of probabilities that the Tenant was not aware of the hearing date, and for that reason was not reasonably able to participate.
4. The request to review is granted. As a result, order LTB-L-078354-25 issued on January 27, 2026 was cancelled, and a new hearing was held to consider the merits of the original application.

Merits of the Original Application

5. After the request to review had been granted and some initial submissions were made by both parties on the merits of the original application, the parties agreed to the following payment plan.
6. The Landlord acknowledges that the total amount of arrears may be higher than the amount set out in this agreement and any additional amount is waived.

It is ordered that:

1. The request to review order LTB-L-078354-25 issued on January 27, 2026 is granted.
2. Order LTB-L-078354-25 issued on January 27, 2026 is cancelled and replaced by the following order on consent:
 3. The Tenant shall pay to the Landlord \$1,696.00 for arrears of rent up to June 30, 2026 and costs.
 4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

On the first business day of each month from July 2026 to May 2027	\$150.00
On the first business day of June 2027	\$46.00

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 2026 to June 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 June 30, 2026.

June 9, 2026
Date Issued

Dawn Carr
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.