



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

Citation: ESTATE OF H KRANC,S KRANC 7 LEIBCO REALTY C/O BERT F GRANTS
MANAGEMENT LTD. v PEREZ, 2026 ONLTB 49678

Date: 2026-06-24

File Number: LTB-L-005876-26-RV

In the matter of: 0406, 441 ELMWOOD AVE
RICHMOND HILL ON L4C1M5

Between: ESTATE OF H KRANC,S KRANC 7 LEIBCO Landlord
REALTY C/O BERT F GRANT MANAGEMENT LTD.

And

AILEN GRANADO PEREZ Tenant

Review Order

ESTATE OF H KRANC,S KRANC 7 LEIBCO REALTY C/O BERT F GRANT MANAGEMENT LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict AILEN GRANADO PEREZ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-005876-26 issued on April 15, 2026.

On April 22, 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 23, 2026, interim order LTB-L-005876-26-RV-IN was issued, staying the order issued on April 15, 2026.

This request was heard by videoconference on June 22, 2026.

The Landlord's agent, J. Komisar, the Landlord's legal representative, H. Levenson, and the Tenant attended the hearing. The Landlord's witness, A. Ilie, also attended the hearing.

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

On consent, it is ordered that:

1. The request to review order LTB-L-005876-26 issued on April 15, 2026, is granted.

2. Order LTB-L-005876-26 issued on April 15, 2026, and interim order LTB-L-005876-26-RV-IN issued on April 23, 2026, are both cancelled. They are replaced by the following order.
3. The tenancy terminates on July 31, 2026. The Tenant must vacate the rental unit on or before July 31, 2026.
4. There is a last month's rent deposit of \$1,910.10. Interest on the last month's rent deposit has been paid to April 1, 2026.
5. The Landlord shall apply the last month's rent deposit, plus any interest owed, to pay the rent for the month of July 2026.
6. The arrears and costs owed by the Tenant to the Landlord, to June 30, 2026, are \$21,348.71.
7. If the Tenant fails to vacate the rental unit on or before July 31, 2026, the Tenant shall pay the Landlord compensation of \$62.52 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

June 24, 2026
Date Issued

Nancy Morris
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.