



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

**Citation:** Premax Management Limited v Brooks, 2024 ONLTB 12516

**Date:** 2024-04-02

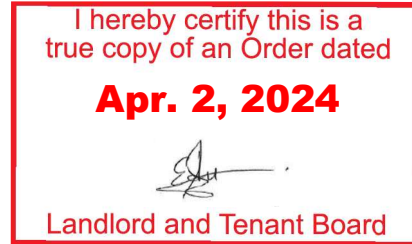
**File Number:** LTB-L-015373-23-RV

**In the matter of:** 1512, 3400 EGLINTON AVE E  
SCARBOROUGH ON M1J2H8

**Between:** Premax Management Limited

**And**

Natasha Brooks



Landlord

Tenant

**Review Order**

Premax Management Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Brooks (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-015373-23 issued on February 6, 2024.

On February 8, 2024, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding and that the order contains a serious error.

On February 9, 2024, interim order LTB-L-015373-23-RV-IN was issued, staying the order issued on February 6, 2024.

This application was heard by videoconference on March 26, 2024. The Landlord's Legal Representative, S. Sciulli, and the Tenant attended the hearing.


The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**On consent of the parties, it is ordered that:**

1. The request to review order LTB-L-015373-23 issued on February 6, 2024 is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on February 9, 2024 is cancelled and replaced with this order.
3. The Landlord's application for an order terminating the tenancy and evicting the Tenant based on arrears of rent is discontinued to March 31, 2024.

4. The Landlord's application for eviction of the Tenant is denied on the condition that the Tenant shall pay the full monthly rent on or before the first day of each month, commencing April 1, 2024 and for 11 months thereafter up to and including March 1, 2025.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 above, then, within 30 days of the breach, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.

**April 2, 2024**  
**Date Issued**

  
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Jitewa Edu  
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.