



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

Citation: Braelau Holdings Inc. v Montana, 2023 ONLTB 34154

Date: 2023-05-04 **File Number:**
LTB-L-004569-22-RV2

In the matter of: 1, 6167 DORCHESTER RD
NIAGARA FALLS ON L2G5T4

Between: Braelau Holdings Inc. Landlord

And

Bobbi Montana Tenant

Review Order

Braelau Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bobbi Montana (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-004569-22 issued on January 5, 2023.

On January 19, 2023, the Tenant requested a review of the order.

On March 24, 2023 LTB-L-004569-22-RV was issued. The Tenant's request to review was granted. As the Landlord did not attend the review hearing, the application was dismissed as abandoned.

On March 24, 2023, the Landlord requested a review of the review order.

The second review was heard by videoconference on April 20, 2023.

The Landlord's Representative Joseph Tonnos and the Tenant attended the hearing.

The parties consented to the following order at the hearing. I am satisfied that both parties understood the terms and consequences of the consent order.

Determinations:

The Review Request

1. The Landlord alleged that they were not reasonably able to participate in the first review hearing.
2. The Tenant consented to the Landlord's review request.

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Commission de la location immobilière

3. On the basis of the consent to the review, I granted the Landlord's review request and the hearing proceeded *de novo*.

It is ordered that:

1. The Landlord's request for a review of order March 24, 2023 LTB-L-004569-22-RV is granted.
2. Order LTB-L-004569-22-RV issued on March 24, 2023 and the original order LTB-L004569-22 issued on January 5, 2023 are cancelled and replaced by the following:
3. On or before April 21, 2023 the Tenant shall pay to the Landlord \$451.90 for arrears of rent up to April 30, 2023 and the Landlord's filing fee.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 21, 2023 the Tenant will start to owe interest. This will be simple interest calculated from April 22, 2023 at 6% annually on the balance outstanding.

May 4, 2023
Date Issued

Amanda Kovats

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.

