



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

File Number: LTB-L-024455-24-BIR

In the matter of: 23 Victoria Street South  
Wheatley ON N0P2P0

Between: L&G Rentals

And

April Hart

I hereby certify this is a  
true copy of an Order dated

**Jan 15 2025**

Landlord and Tenant Board

Landlord

Tenant

### Board Initiated Review Order

L&G Rentals (the 'Landlord') applied for an order to terminate the tenancy and evict April Hart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-024455-24 issued on October 9, 2024. The hearing was held on July 17, 2024 and the parties agreed to an order on consent. .

On October 22, 2024 the Board initiated a Board review (BIR) of the October 9, 2024 order.

The review was held on December 10, 2024 and January 10, 2025 where the Landlords Lisa and Greg Bresolin, the Landlords' legal representative Thomas Vanner and the Tenant attended the hearings.

### Determinations:

#### Procedural Background:

1. At the July 17, 2024 hearing of the Landlords' L1 application, the parties on consent agreed that the total arrears and costs owed to the Landlords by the Tenant is \$17,992.25 for the period ending July 31, 2024.
2. The order was issued October 9, 2024.
3. The Landlord filed an L4 application on October 10, 2024.
4. An ex-parte order LTB-L-083687-24 was issued on October 15, 2024 which dismissed the Landlords' application under s.78(5) of the Act that requires any application made under s.78 be made no later than 30 days after the Tenant's failure to meet any such condition in the previous order.
5. On October 22, 2024 the Board initiated a review of the October 9, 2024 order as the LTB may have seriously erred in delaying issuance of the order to a date that may have

frustrated the Landlords' ability to file an L4 application with respect to some of the payment requirements in the order.

6. At the BIR hearings, the parties participated in a detailed analysis of the Landlords' ledger for rent and arrears payments made by the Tenant from the period August 2024 to December 2024.
7. The parties agreed that the tenancy ended December 3, 2024.
8. The parties also agreed to an order on consent with respect to the total arrears owed by the Tenant to the Landlords to the date the tenancy terminated. I was satisfied the parties understood the consequences of the consent.

**On consent it is ordered that:**

1. The Board Initiated Review of order LTB-L-024455-24 is granted.
2. The order LTB-L-024455-24 issued on October 9, 2024 is cancelled and replaced with the following order.
3. The tenancy terminated on December 3, 2024.
4. On or before January 31, 2025, the Tenant shall pay to the Landlords \$18,699.86 for arrears of rent and costs owing to December 3, 2024.
5. If the Tenant does not pay the Landlords the full amount owing on or before January 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated February 1, 2025 at 5.00% annually on the balance outstanding.



**January 15, 2025**  
**Date Issued**

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Dana Wren  
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.