



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

**Citation:** CLARAMUNT v MONACO, 2025 ONLTB 50653

**Date:** 2025-07-14

**File Number:** LTB-L-034626-25-RV

**In the matter of:** 1301, 8 SCOLLARD ST  
TORONTO ON M5R1M2

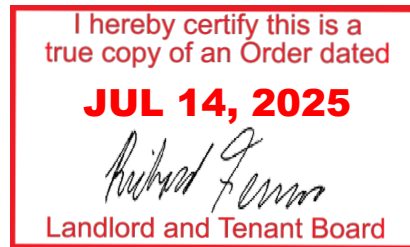
**Between:** NURIA PRENAFETA CLARAMUNT  
JACOBO MORENO GARIJO

Landlord

**And**

ANNETTE A. MONACO

Tenant



### Review Order

NURIA PRENAFETA CLARAMUNT and JACOBO MORENO GARIJO (the 'Landlord') applied for an order to terminate the tenancy and evict ANNETTE A. MONACO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-034626-25 issued on July 2, 2025.

On July 11, 2025, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.


### Determinations:

1. Order LTB-L-034626-25 issued on July 2, 2025 is a consent order.
2. The law is well-established that there are only a few circumstances in which a consent order can be set aside. In the case of *Belz v. Mernick* [1988] O.J. No. 3581, the Court stated only common mistake, misrepresentation, fraud or other grounds will invalidate a contract. None of these grounds are present here.
3. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

**It is ordered that:**

1. The request to review order LTB-L-034626-25 issued on July 2, 2025 is denied. The order is confirmed and remains unchanged.

**July 14, 2025**  
**Date Issued**



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Richard Ferriss  
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.