



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

File Number: LTB-L-097467-24-RV

In the matter of: 2106, 90 EASTDALE AVE
EAST YORK ON M4C5A2

Between: 90 EASTDALE INC. Landlord

And

DEBRAH PARRIS Tenant

Review Order

90 EASTDALE INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DEBRAH PARRIS (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-097467-24 issued on October 30, 2025.

On December 30, 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.

Determinations:

1. The order under review finds that the Tenant paid rent late for the following months: July, August, September 2023 and January, February, June, July, August, and September 2024.
2. The Tenant submits that the Member failed to give sufficient consideration to the LTB order LTB-L-008461-24, issued on July 4, 2024, discontinuing the Landlord's L1 application. Order LTB-L-008461-24 is irrelevant to the issue as to whether the Tenant paid rent late for the months of July, August, September 2023 and January, February, June, July, August, and September 2024. Paragraph 4 of the order states that the Tenant did not dispute that she failed to pay the rent by the first of each of these months. The fact that the Tenant may have cleared her arrears by the end of May 2024 does not change that she paid rent late for nine months from July 2023 to September 2024. Even if only the last six late payments are considered, they took place in a 9 month period between January and September 2024. These facts are sufficient to ground a determination that the Tenant paid rent persistently late, whether or not the Tenant was carrying a balance during any of this time.

3. Further, order LTB-L-008461-24 did not affect the Member's exercise of discretion regarding whether to grant relief from eviction. While the Landlord argued at the hearing that the carrying of a balance was a reason not to grant relief from eviction in the form of a conditional order, the Member issued a conditional order.
4. 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.

It is ordered that:

1. The request to review order LTB-L-097467-24 issued on October 30, 2025 is denied. The order is confirmed and remains unchanged.

January 5, 2026
Date Issued

Renée Lang
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.