



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

File Number: LTB-L-018962-25-RV

In the matter of: 115, 1081 DANFORTH RD
SCARBOROUGH ON M1J0B2

Between: Khurram Butt Landlord

And

Christal Melissa Anderson Former
Tenant

Review Order

Khurram Butt (the 'Landlord') applied for an order requiring Christal Melissa Anderson (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes; an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement; and, an order requiring Christal Melissa Anderson (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-018962-25 issued on November 10, 2025.

On January 5, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Landlord's review request is based on the ground of being not reasonably able to participate in the proceedings.
2. On the basis of the submissions made, I am not satisfied the Landlord was not reasonably able to participate in the proceeding.
3. The review request submits the Landlord was not in attendance at the hearing due to travel commitments/family wedding. While I am mindful that being reasonably able to participate must be interpreted broadly, the Landlord was advised by member direction dated October 27, 2025 that the Landlord's initial request to reschedule the November 3,

2025 proceeding was denied and that *“the Landlord should be prepared to proceed with the hearing if the presiding Member denies the adjournment request”*

4. The review request acknowledges that the Landlord subsequently asked his spouse to attend the hearing. Paragraph 2 of the member’s order also confirms that the Landlord’s spouse attended as agent for the Landlord and that no request to adjourn the proceed was made at the hearing:

The Landlord’s Agent is the Landlord’s wife. She confirmed the Landlord was aware of the hearing and had authorized her to attend on his behalf. She did not request an adjournment of the hearing stating she was prepared to read the Landlord’s statement of claim.

5. The Board’s review process is not an opportunity for a party to re-argue a matter in the hopes of a different or more favourable outcome While the Landlord may not agree with the Board’s decision, the Board’s records reflect that the Landlord’s agent attended the November 3, 2025 proceeding and represented the Landlord at the hearing. Accordingly, based upon the information provided, I am not satisfied that the Landlord was not reasonably able to participate in the proceeding. The review request is accordingly denied.

It is ordered that:

1. The request to review order LTB-L-018962-25 issued on November 10, 2025 is denied. The order is confirmed and remains unchanged.

January 7, 2026
Date Issued

Peter Nicholson
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.