



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

Citation: 25 SAN ROMANOWAY LIMITED v DUBE, 2026 ONLTB 3050

Date: 2026-01-06

File Number: LTB-L-074953-25-RV

In the matter of: 812, 25 SAN ROMANOWAY
TORONTO ON M3N2Z1

Between: 25 San Romanoway Limited Landlord

And

Nardos Dube Tenants
Michael Wright

Review Order

25 San Romanoway Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nardos Dube and Michael Wright (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-074953-25 issued on December 16, 2025.

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

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied the Tenants were not reasonably able to participate in the November 26, 2025 Board proceeding.
2. The review request states the Tenant, Michael Wright resides in the unit with his sister, Nardos Dube. Aware of the November 26, 2025 hearing date, the Tenants agreed Michael Wright would attend the hearing and Ms. Dube would attend work.
3. The review request asserts that on the hearing date, the Tenant, Mr. Wright, tried to attend the hearing but was unsuccessful. The request also claims Mr. Wright suffers from ADHD and that the Tenants were hopeful he could access the Board hearing but was unable to do so.
4. The Tenants provide no further details explaining their nonattendance at the hearing. No information is provided explaining the attempts that were made to attend the hearing or

why they failed. The request, while stating the Tenant suffers from ADHD, does not identify any impact ADHD had on the Tenant's ability to join the virtual hearing.

5. In *Wang v. Oloo*, 2023 ONSC 1028 (Div. Ct.), the Divisional Court affirmed at paragraph 10 that a party who seeks to adjourn a scheduled Board proceeding must give "sufficient information to enable the court or tribunal to exercise its own judgment as to whether the adjournment should be granted." With respect to medical issues that could interfere with one's ability to participate in the Board proceeding, the Court stated that the party should "at a minimum, describe the diagnosis, the effect of the patient's condition on their ability to attend and participate in the hearing, and a statement as to when... the patient will be well enough to attend court and participate as required."
6. I find the principle enunciated in *Wang v. Oloo* – the need to provide sufficient information to determine an adjournment request – also applies to review requests where a party submits they were not reasonably able to participate in the Board proceeding, pursuant to subsection 209(2) of the *Residential Tenancies Act, 2006*. The requirement to give sufficient information is consistent with Rule 26.8e of the Board's Rules of Procedure.
7. In the present case, the Tenant states they have ADHD but give no further details describing the impact of ADHD on their ability to participate in the hearing. The Tenants also submitted no supporting medical documentation showing the Tenant's circumstances impacted their ability to participate in the November 26, 2025 virtual hearing.
8. As stated, the request for review provides no explanation apart from stating the Tenant tried to attend but was unsuccessful. For these reasons, I find the Tenants' explanation for failing to attend the November 26, 2025 Board hearing is inadequate. Without relevant details and information, I find the Tenants' explanation for failing to attend the proceeding is not credible.
9. For these reasons, I am not satisfied the Tenants were not reasonably able to participate in the hearing. The request to review the December 16, 2025 order is therefore denied.

It is ordered that:

1. The request to review order LTB-L-074953-25 issued on December 16, 2025 is denied. The order is confirmed and remains unchanged.

January 6, 2026
Date Issued

John Cashmore
Member, 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.