



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

Citation: Gahlyan v Gordon, 2026 ONLTB 3475

Date: 2026-01-07

File Number: LTB-L-035131-25-RV

In the matter of: Upper, 10 VIRTUES AVE
BRAMPTON ON L7A2R8

Between: Sachal Gahlyan Landlords
Richa Bajaj

And

Sherine Joeth Gordon Former
Gwendolyn Palmer Tenants
Brenton Harvil Palmer

Review Order

Sachal Gahlyan and Richa Bajaj (the 'Landlords') applied for an order requiring Sherine Joeth Gordon, Gwendolyn Palmer and Brenton Harvil Palmer (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlords also applied for an order requiring the Former Tenants to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved by order LTB-L-035131-25 issued on December 15, 2025.

On December 15, 2025, the Tenants 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. The Tenants allege that they were not reasonably able to participate in the proceeding. More specifically, the Tenants allege that the hearing was not conducted fairly and that they were not given a fair and adequate opportunity to present their case.
2. I have listened to the hearing recording and I see no merit to the allegation that the hearing was not conducted fairly. The Tenants were given full opportunity to present evidence that they gave proper notice to terminate the tenancy as required by the Act

and the Tenants did not do so. While the Tenants may disagree with the legislative requirements for notice, it was not open to the Member to ignore the legislative requirement.

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 Tenants were not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-035131-25 issued on December 15, 2025 is denied. The order is confirmed and remains unchanged.

January 7, 2026
Date Issued

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.