



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

File Number: LTB-L-061101-25-RV

In the matter of: 147 DOUGLAS RD
RICHMOND HILL ON L4E3H1

Between: Reza Ehsani Landlord

And

Patrick Tucker Tenant

Review Order

Reza Ehsani (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Tucker (the 'Tenant') because the Landlord requires possession of the rental unit in order to demolish the unit. The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's 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-061101-25 issued on November 10, 2025.

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

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

Determinations:

Request to Extend time to file a review

1. The order was issued on November 10, 2025 and the Tenant's review request was not filed within 30 days of issuance. In accordance with the Board's Rules of Procedure 16.4, however, the request to extend the deadline to file a review request is granted as the Tenant provided an explanation for the delay.

Review request

2. The Tenant's review request is based upon the ground of serious error.
3. The review request states the Tenant did not receive a copy of the final order from the Board and that the Tenant was only given a copy by the Landlord on January 3, 2026.
4. While the Tenant takes issue with the late receipt of the order, the Board's records reflect that the Tenant participated in the October 28, 2025 hearing and that the final order was

sent to the Tenant by email on November 10, 2025 and was simultaneously added to the portal.

5. As the Tenant's review request has not otherwise identified an error in the order or the proceedings, the Tenant's review request must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-061101-25 issued on November 10, 2025 is denied.
The order is confirmed and remains unchanged.

January 8, 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.