



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

Citation: La Residence Lajoie De St-Albert Inc. v Karman, 2026 ONLTB 3626

Date: 2026-01-08

File Number: LTB-L-057801-25-RV

In the matter of: 104, 12 ALBERT OUIMET ST
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Between:	La Residence Lajoie De St-Albert Inc.	Landlord
	And	
	Gabor Karman	Tenant

Review Order

La Residence Lajoie De St-Albert Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Gabor Karman (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was resolved by order LTB-L-057801-25 issued on December 12, 2025.

On January 6, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant submits they were not reasonably able to participate in the Board hearing that took place on September 3, 2025.
2. The Tenant's review request acknowledges he was aware of the hearing date and that because he was moving and would be without internet, he requested the September 3, 2025 hearing date be rescheduled. The Tenant submits his request was denied and since he was no longer living in the unit, he was not surprised by the denial. Having no internet on the hearing date, the Tenant did not attend the virtual hearing.
3. On September 3, 2025, the Landlord's application proceeded on an uncontested basis and the order under review, issued on December 12, 2025, terminates the tenancy effective December 17, 2025.

4. A party to a Board application is required to attend the scheduled Board hearing. In *Lacroix v. Central-McKinlay International Ltd.*, 2022 ONSC 2807 (Div. Ct.) (CanLII) and *Wang v. Oloo*, 2023 ONSC 1028 (Div. Ct.) (CanLII), the Court affirmed that a party must comply with the Board's process to reschedule or adjourn the hearing if the party is not reasonably able to attend and participate in the proceeding.
5. The Tenant's review request does not provide any reason why the Tenant could not attend the hearing by telephone or why someone could not have attended the hearing on his behalf, if only briefly, to request an adjournment. Instead, the Tenant, aware of the hearing and that his request to reschedule was denied, either chose not to attend or failed to take any disclosed steps showing he tried to attend. The Tenant's decision here was not reasonable and does not represent good cause to review the December 12, 2025 Board order. The Tenant's omission to attend the hearing and request an adjournment is also not consistent with the duty to exercise reasonable diligence to participate in Board proceedings: *Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 (Div. Ct.) (CanLII).
6. For these reasons, I do not find the Tenant has demonstrated that he was not reasonably able to participate in the Board proceeding on September 3, 2025. The Tenant's request to review the December 17, 2025 order is therefore denied.
7. In addition, the review request states the Tenant moved out of the unit in September 2025. The only issue in the Landlord's application was with respect to termination of the tenancy. Since the tenancy has already terminated, the request for review is essentially moot in any case.

It is ordered that:

1. The request to review order LTB-L-057801-25 issued on December 12, 2025 is denied. The order is confirmed and remains unchanged.

January 8, 2026
Date Issued

John Cashmore
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.

