



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

Citation: Melrose Park Investments Limited v BLUESTEIN, ONLTB 0

Date: 2026-01-09

File Number: LTB-L-097268-25-RV

In the matter of: 506, 605 FINCH AVE W
NORTH YORK ON M2R1P1

Between: Melrose Park Investments Limited Landlord

And

DANIEL BLUESTEIN Tenant

Review Order

Melrose Park Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL BLUESTEIN (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on October 2, 2025 with respect to application LTB-L-050367-25.

This application was resolved by order LTB-L-097268-25 issued on January 8, 2026.

On January 8, 2026, the Tenant requested a review of the order.

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

Determinations:

1. This review request is made on the ground of serious error and being not reasonably able to participate in the proceedings.
2. The review request does not identify any errors in the order.
3. The hearing that gave rise to the order under review took place on January 5, 2026. The Tenant did not attend the hearing and no one attended on behalf of the Tenant.
4. The review request states that the Tenant misunderstood the process and had no internet access. The request also states that the Tenant made a payment on January 5, 2026.
5. The process to attend a hearing at the LTB is clearly explained on the notice of hearing. I note that the Tenant attended the hearing on September 3, 2025 that led to the order that the Tenant breached. Lack of internet access is not an impediment to attending a

hearing; parties and their representatives may participate by telephone. This is clear in the notice of hearing, which provides a telephone number and a passcode to use to participate by telephone. The notice of hearing also gives a telephone number to call to ask questions. Because the Tenant previously engaged in the LTB's process successfully and could have attended the hearing by telephone, I am not satisfied that the Tenant was not able to attend the hearing.

6. A payment made to the Landlord does not explain the Tenant's absence from the hearing, nor does it constitute a serious error in the order or the proceedings.
7. 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-097268-25 issued on January 8, 2026 is denied. The order is confirmed and remains unchanged.

January 9, 2026

Date Issued

Renée Lang

Vice Chair, 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.