



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

File Number: LTB-L-072924-25-RV

In the matter of: Rear/Back, 134 WILSON AVE
LONDON ON N6H1X7

Between: Peter Delagrammaticas Landlord

And

Ayoola Adevemi Tenant

Review Order

Peter Delagrammaticas (the 'Landlord') applied for an order to terminate the tenancy and evict Ayoola Adevemi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-072924-25 issued on November 24, 2025. The application was heard on November 17, 2025 at 9:37 a.m. Only the Landlord attended.

On December 10, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 11, 2025 interim order LTB-L-072924-25-RV-IN was issued, staying the order issued on November 24, 2025.

This request to review was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative, Ali Ahmed, and the Tenant attended the hearing.

Determinations:

1. On the basis of the submissions before the Board, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding or there is a serious error in the order issued on November 24, 2025. Accordingly, the Tenant's request for review must be denied.
2. The Tenant testified that her father passed away in Nigeria in the morning on the hearing date. The Tenant testified that she was on the phone with her mother and that she logged into the Board hearing at approximately 10:00 a.m. and was advised the hearing had concluded.
3. The Tenant testified that she attempted to call the Landlord and Tenant Duty Counsel before calling into the hearing. The Tenant testified that she was not in the right state of mind.

4. The Tenant did not serve the Landlord or file with the Board a copy of her father's death certificate. This was ordered in interim order LTB-L-072924-25-RV-IN. The interim order was mailed and emailed to the parties on December 11, 2025. Even if I accept the Tenant's evidence that she received the interim order the day before the review hearing, it would be reasonable to expect the Tenant to have provided the death certificate before the hearing or have it readily available to support her request to review given the request was filed by the Tenant on December 10, 2025. The Tenant was provided time at the hearing to provide the death certificate and was unable to.
5. The Tenant provided no evidence or reasonable explanation as to why no one could have attended on her behalf or why she could not have called in earlier. Board records show that the Tenant logged in at 10:43 a.m. If the Tenant attempted to call the Landlord and/or Tenant Duty Counsel, I see no reason why the Tenant did not call the Board instead.
6. In *Berezovs'ka (Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 CanLII (Div. Ct.)), at para. 8, the Court noted that:

If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.

7. Based on the submissions before the Board and considering *Berezovs'ka*, I do not find that the Tenant exercised due diligence to ensure her participation in the proceeding. Therefore, the request to review based on the Tenant's allegation that she was not reasonably able to participate in the hearing is denied.
8. With respect to the allegation of a serious error in the order, the Tenant claimed there was an error with the rental period in the hearing order but the Tenant did not allege this on her request to review. As such, this allegation was not considered given it was not properly before the Board. In the Tenant's request to review, the Tenant alleges that there are issues with harassment, maintenance issues, and illegal entries. The omission of these alleged issues is not an error as the Tenant did not attend the hearing to contest the Landlord's application or raise issues. The Tenant can file her own application(s) if she wishes to have her issues addressed.
9. As I am not satisfied that the Tenant was not reasonably able to participate in the proceeding and in the absence of a demonstrable error in the November 24, 2025 order or that a serious error occurred in the proceedings, the request to review must be denied.
10. With respect to when to lift the stay on the eviction order, the Tenant requested the Board delay lifting the stay until April 30, 2026. The Tenant acknowledged that she has not paid the rent for December 2025 or January 2026.
11. The Landlord's Legal Representative requested that the stay be lifted immediately or at the latest, January 31, 2026, and submitted that the increasing arrears are prejudicial to the Landlord.
12. Given the amount of arrears and the fact that arrears will likely continue to accrue until the Tenant vacates the unit, I find that delaying the eviction to April 30, 2026 would be

unreasonable and prejudicial to the Landlord. However, as the Landlord holds a last month's rent deposit, I find a delay to February 12, 2026 to be reasonable to allow the Tenant some time to vacate and this brief delay will not unduly prejudice the Landlord.

It is ordered that:

1. The request to review order LTB-L-072924-25 issued on November 24, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on December 11, 2025 is cancelled. The stay of order LTB-L-072924-25 is lifted on February 12, 2026.

January 13, 2026
Date Issued

Vicky Liu
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.