



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

Citation: Williams v PI Real Estate, 2026 ONLTB 4756

Date: 2026-01-19

File Number: LTB-T-049032-23-RV

In the matter of: 791 WHARNCLIFFE RD S
LONDON ON N6J2N8

Between: Richard Williams Tenant

And

PI Real Estate Landlords
Dani Cardoso aka Danny Cardoso
1675119 Ontario Limited

REVIEW ORDER

Richard Williams (the 'Tenant') applied for an order determining that PI Real Estate (the 'corporate Landlord') gave a notice of termination in bad faith.

This application was resolved by order LTB-T-049032-23 issued on February 25, 2025 which added Danny Cardoso (DC) as a Landlord in his personal capacity and 1675119 Ontario Limited as a purchasing Landlord. I note that two spellings appear in the order and documents, 'Dani' and 'Danny' and have listed both on the order.

On March 27, 2025 Danny Cardoso (the 'Landlord') requested that order LTB-T-049032-23 issued on February 25, 2025 be reviewed and that the order be stayed until the Landlord's request to review the order is resolved.

On March 31, 2025 interim order LTB-T-049032-23-RV-IN was issued, staying the order issued on February 25, 2025 as against the individual Landlord DC and 1675119 Ontario Limited.

This application was heard by videoconference on May 15, 2025, and October 14, 2025.

All parties and the Landlords' legal representative, Gerald Hodgins, attended the hearing on May 15, 2025. The Tenant and the Landlords' legal representative, Gerald Hodgins, attended the hearing on October 14, 2025.

Determinations:

Review History:

1. The hearing on May 15, 2025 resulted in an interim order dated July 14, 2025 (LTB-T-049032-23-RV-IN2) granting the review on the narrow issues of whether the purchaser is a proper party to the proceeding and whether the corporate veil of either the seller or the purchaser should be pierced. The review was granted on the basis that parties who were added to the proceedings (Dani Cardoso aka Danny Cardoso and 1675119 Ontario Limited) were not reasonably able to participate in the prior proceeding. After the review was granted, the matter was adjourned before hearing the merits.
2. On October 14, 2025 an adjournment was requested because of medical situations affecting the Landlord DC and the Landlords' legal representative. The parties agreed that written submissions would be appropriate as it is the application of legal principles in dispute rather than facts, so cross-examination is not required, and written submissions would accommodate the varied and changing medical and family situations of the parties and representatives. The Landlords' legal representative agreed 30 days would be sufficient time to make their written submissions. The Tenant agreed 15 days would be sufficient time to make their reply submissions. Accordingly, interim order LTB-T-049032-23-RV-IN3 was issued providing a deadline of November 14, 2025 for Landlord submissions and November 29, 2025 for Tenant submissions.

Written Submissions

3. As of January 12, 2026, no written submissions were provided by either party.
4. As the Landlords did not make any submissions when provided the opportunity to do so, there is no basis on which to alter the originating decision. Accordingly, the order dated February 25, 2025 will remain unchanged.

It is ordered that:

1. The stay as against Dani Cardoso (aka Danny Cardoso) and 1675119 Ontario Limited is lifted immediately.
2. Although the request for review was granted, the originating order dated February 25, 2025 remains unchanged.

January 19, 2026
Date Issued

Dawn Carr
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.