



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

File Number: LTB-L-034021-25-RV

In the matter of: 2501, 2200 LAKE SHORE BLVD W
ETOBICOKE ON M8V1A4

Between: U Chol Lee Landlord

And

Ademola Awonusi Tenant
Modou Jarju

Review Order

U Chol Lee (the 'Landlord') applied for an order to terminate the tenancy and evict Ademola Awonusi and Modou Jarju (the 'Tenant') because:

This application was resolved by order LTB-L-034021-25 issued on December 8, 2025.

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

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

Determinations:

1. The Landlord's review request (RTR) alleges serious error and that the Landlord was not reasonably able to participate in the proceedings.
2. In particular, the RTR states the member's decision to grant conditional relief to the Tenant *"fails to consider the prejudice to the landlord"* under section 83 of the *Residential Tenancies Act, 2006* (the "Act") and that the member failed to consider all the Landlord's evidence.
3. On the basis of the submissions made in the request, I am not satisfied there is a serious error in the order or proceedings, or that the Landlord was not reasonably able to participate in the proceedings.
4. With respect to the alleged prejudice to the Landlord resulting from the conditional relief awarded, the review request states, *"I was stopped when I requested to let me tell this to the member"*. The hearing recording shows the Landlord provided fulsome direct testimony as well as (reply) evidence. Moreover, the order shows the member considered the nature of the Tenant's actions and the likelihood of such conduct continuing in the future. In this regard, the member explicitly commented that the messages sent by the

Tenant were “inappropriate”, “offensive” and “harassing” to the Landlord. While the member broadly notes at paragraph 13 of the Order that he has considered “*all of the disclosed circumstances in accordance with section 83*”, paragraph 14 outlines specific section 83 considerations undertaken by the member. Conditional relief was ultimately granted primarily on the basis the Tenant “*has accepted responsibility for these communications and has indicated that he will not communicate in this manner in the future*” [emphasis added]. The member’s decision to grant conditional relief, at least, appears partially based upon a consideration of the likelihood of the Landlord being impacted by similar “interference” in the future. While another member may have exercised their discretion differently, the order shows the member weighed relevant factors under section 83 and the member’s decision to grant relief appears rationally connected to the evidenced adduced and takes into account both parties’ circumstances.

5. The RTR additionally notes the member “*ignored the false maintenance complaints, such as hot water issue...there was nothing to make the hot water intermittently unavailable.*” In paragraph 11 of the Order, however, the member merely found that the Tenant “*exaggerated the seriousness*” of the maintenance issues. While it is clear the Landlord disagrees with the member’s findings, the purpose of the review process is not to provide parties with an opportunity of relitigating the issues in the hopes of a better outcome. Moreover, a request will not be granted simply because a review adjudicator might have come to a different conclusion about the evidence.
6. As I do not find that the Landlord was not reasonably able to participate in the proceeding, or that there was a serious error in the order or proceeding, the RTR must be denied.

It is ordered that:

1. The request to review order LTB-L-034021-25 issued on December 8, 2025 is denied. The order is confirmed and remains unchanged.

January 13, 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.