



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

Citation: Thavendran v Balogun, 2026 ONLTB 4773

Date: 2026-01-13

File Number: LTB-L-074816-25-RV

In the matter of: 39 LORENZO CIR
BRAMPTON ON L6R3N4

Between: Sellathurai Thavendran Landlords
Santhakumari Thavendran

And

Grace Bisilola Balogun Tenant

Review Order

Sellathurai Thavendran and Santhakumari Thavendran (the 'Landlords') applied for an order to terminate the tenancy and evict Grace Bisilola Balogun (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant.

The Landlords also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved by order LTB-L-074816-25 issued on December 17, 2025.

On January 12, 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.
2. The review request asserts that the order misstates that the Tenant owes rent on the hearing date. However, the review request does not state that the Member made a finding of arrears of rent on the basis of no evidence or insufficient evidence, nor does the review request state that the Member failed to consider evidence that the Tenant was not in arrears of rent. In any event, even if it was a mis-statement in the order that the Tenant was in arrears of rent, this error is immaterial to the outcome. The Member found,

on the basis of uncontested evidence, that the Tenant had not paid the cost of utilities that they were required to pay and that the Tenant had a history of falling into arrears of both rent and utilities. These findings were sufficient to make a determination that the Tenant had substantially interfered with the Landlords' reasonable enjoyment of the property and a determination that denying eviction would be inappropriate because it appears that the tenancy is not viable.

3. The remainder of the review identifies no errors by the Board. Rather, the remainder of the review seeks to re-argue how the Tenant accumulated arrears of utilities payments and the issue of relief from eviction.
4. 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.

It is ordered that:

1. The request to review order LTB-L-074816-25 issued on December 17, 2025 is denied. The order is confirmed and remains unchanged.

January 13, 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.