



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

File Number: LTB-L-067105-25-RV

In the matter of: 5487 EATON AVE
BURLINGTON ON L7L3S9

Between: Hassen Shinwary Landlord
Shazia Gharanay

And

Melissa Caron Tenant
Jason Sebire
Rachel Sebire
Ethan Sebire

Review Order

Hassen Shinwary and Shazia Gharanay (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Caron, Jason Sebire, Rachel Sebire and Ethan Sebire (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 Landlord or another tenant; and, 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-067105-25 issued on December 10, 2025. The Tenant did not attend the hearing.

On January 10, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant's review request (RTR) is submitted on the grounds of serious error.
2. The RTR alleges there is a serious error and purports to dispute the factual findings made in the order issued on December 10, 2025 (the "Order").
3. On the basis of the submissions made in the RTR, I am not satisfied there is a serious error in the Order or the proceedings.

4. The purpose of the review process is not to provide the parties with an opportunity of relitigating the issues in the hope of a different or more favourable outcome. The Tenants did not attend the hearing to present evidence and no explanation for the Tenants' absence was provided in the RTR. Ultimately, the member's decision was rendered based upon the uncontested evidence presented at that time. Based upon the uncontested evidence before the member at the time of hearing, I am not satisfied the RTR outlines a serious error made by the member.

It is ordered that:

1. The request to review order LTB-L-067105-25 issued on December 10, 2025 is denied. The order is confirmed and remains unchanged.

January 14, 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.