



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

Citation: Liefhebber v Alatypko, 2026 ONLTB 6367

Date: 2026-01-16

File Number: LTB-L-078544-25-RV

In the matter of: 1025 Alexandra Street
Thunder Bay Ontario P7C3G6

Between: Jan Liefhebber Landlord

And

Sarah Alatypko Tenant
Jannilk Goulette

Review Order

Jan Liefhebber (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Alatypko and Jannilk Goulette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-078544-25 issued on December 23, 2025.

On January 15, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file and portions of the hearing recording.

Determinations:

1. The Tenant's request to review largely restates the Tenant's position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the

assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. Contrary to what is alleged in the request to review, it is clear from the order that the Member considered the Tenant's allegation that they voided the N4. To support their allegation that they voided the N4, the Tenant supplied rent receipts that they prepared and allegedly had the Landlord sign. The Landlord denied signing these rent receipts. The Member preferred the Landlord's evidence to the Tenant's rent receipts. While I see no errors in the Member's determinations in this regard, I also reviewed the Tenant's rent receipts and the signature alleged to be the Landlord's does not match the Landlord's signature as it appears on the receipts provided by the Landlord. As a result, I see no error in the Member preferring the Landlord's evidence to the Tenant's and I find no serious errors in the order or in the proceeding.
5. The Tenant also alleges that they were not reasonably able to participate in the proceeding because they received the notice of hearing 7 to 10 days prior to the hearing date and they did not have sufficient time to prepare for the hearing. The Tenant ought to have requested an adjournment at the outset of the hearing if they felt they did not have sufficient time to prepare and they did not. More significantly, the Tenant told the Board that they were ready to proceed. As a result, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-078544-25 issued on December 23, 2025 is denied. The order is confirmed and remains unchanged.

January 16, 2026
Date Issued

Richard Ferriss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.