



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

Citation: Homestead Land Holdings Limited v Afzal, 2026 ONLTB 6404

Date: 2026-01-16

File Number: LTB-L-082117-25-RV

In the matter of: 1208, 225 VAN HORNE AVE
NORTH YORK ON M2J2T9

Between: Homestead Land Holdings Limited Landlord

And

Rumana Afzal Tenants
Sushmita Varsha Medipalli

Review Order

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Rumana Afzal (RA) and Sushmita Varsha Medipalli (SVM) (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-082117-25 issued on January 8, 2026

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

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

Determinations:

1. The hearing that gave rise to the order under review took place on December 22, 2025. The Landlord's representative and the Tenant KA attended. The Tenant SVM did not attend.
2. SVM submits that they were not reasonably able to attend the hearing because they had a last minute job interview and that the "hearing notification was received only 30 minutes prior to the scheduled time."
3. A job interview is not a sufficient reason to fail to attend a hearing. This finding is consistent with the Board's approach in the following cases in which choosing to attend work rather than attending a hearing was found not to be grounds for review: TEL-82989-17-RV (Re), 2017 CanLII 84863 (ON LTB), TSL-75156-16-RV (Re), 2017 CanLII 28808 (ON LTB), and TNL-56542-14-RV (Re), 2014 CanLII 57970 (ON LTB).

4. SVM appears to submit that they received the notice of hearing at 12:30 pm on the hearing date (the hearing was scheduled for 1:00 pm). The notice of hearing was sent to SVM by mail on November 20, 2025. It is not likely that this mail arrived more than a month later. The order was mailed to SVM on January 8, 2026 and SVM received it on January 12, 2026. In any event, from the review request it appears that whether SVM received the notice in late November or in the early afternoon of December 22, the reason they did not attend was because they had a job interview.
5. SVM also submits that the statement at paragraph 11 of the order that RA had been covering the full rent and utilities for a period of time is incorrect. This was not a finding of the Member; this was a statement made by RA at the hearing. I am therefore not satisfied that this statement constitutes an error by the Member. I note that whether the statement is incorrect or not does not affect the outcome of the proceedings.
6. 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 or that the Tenant SVM was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-082117-25 issued on January 8, 2026 is denied. The order is confirmed and remains unchanged.

January 16, 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.