



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

Citation: WDL 8 LP, c/o Tricon Residential v Birimcombe, 2026 ONLTB 6940

Date: 2026-01-19

File Number: LTB-L-055360-25-RV

In the matter of: 1308, 151 MILL ST
TORONTO ON M5A4T8

Between:	WDL 8 LP, c/o Tricon Residential	Landlord
	And	
	Gracie Birimcombe	Tenant

Review Order

WDL 8 LP, c/o Tricon Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Gracie Birimcombe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-055360-25 issued on October 10, 2025.

On January 16, 2026, the Representative requested a review of the order.

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

Determinations:

Request to Extend Time

1. On January 16, 2026, the Tenant submitted a request to extend time to request a review of the October 10, 2025 order. I am satisfied the request to extend time reasonably explains why the request was not made within 30 days of the order being issued and it is granted.

The Review Request

2. The review request is made on the grounds of serious error and not being reasonably able to participate in the September 25, 2025 Board proceeding.
3. The Tenant attended the Board proceeding on September 25, 2025, spoke to Tenant Duty Counsel and consented to the terms set out in the order under review after participating in Board facilitated mediation. The order shows the Hearings Officer was

satisfied the parties made informed decisions concerning the terms of their agreement and that they were also aware of the consequences of the consent order.

4. The Tenant's review request provides an update to the Tenant's circumstances that occurred in November 2025, well after the September 25, 2025 Board proceeding. The Board's review process is not a continuation of the hearing meant to provide parties the opportunity to present changing circumstances in the hopes of having a consent order revisited.
5. The Divisional Court has stated that "parties ought not to be easily able to revisit Board orders that have been made on consent. The effective resolution of matters that come before the Board will be greatly impaired if parties can continually seek to revisit issues that they have earlier agreed to resolve." (*Trust Construction Corporation v. McKie*, 2017 ONSC 4702).
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 was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-055360-25 issued on October 10, 2025 is denied. The order is confirmed and remains unchanged.

January 19, 2026
Date Issued

John Cashmore
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.