



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

File Number: LTB-L-049399-23-RV2

In the matter of: D4, 279 WOODFIELD RD
TORONTO ON M4L2W8

Between: Carolyn Krebs Landlord

And

Ali Shahein Tenant

Review Order

Carolyn Krebs (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Shahein (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-049399-23 issued on January 5, 2024.

On March 12, 2024 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 13, 2024 interim review order LTB-L-049399-23-RV-IN was issued, staying the order issued on January 5, 2024. The request to review was heard by videoconference on March 28, 2024.

Interim review order LTB-L-049399-23-RV-IN2 was issued April 5, 2024, granting the Tenant's request to review, and directing that the Landlord's application be heard *de novo* (anew).

On April 11, 2024, the Landlord requested a review of interim review order LTB-L-049399-23-RV-IN2.

On April 12, 2024 interim review order LTB-L-049399-23-RV-IN3 was issued, directing that a review hearing be held relative to the Landlord's request to review.

The Landlord's request to review was heard by videoconference on May 9, 2024. The Landlord's request to review was denied by interim review order LTB-L-049399-23-RV-IN4 issued May 28, 2024.

Interim review order LTB-L-049399-23-RV-IN2, granting the Tenant's review request, was confirmed and remained unchanged.

This application was heard *de novo* by videoconference on July 9, 2024, September 18, 2024,

September 11, 2025, and December 5, 2025 and resolved by review order LTB-L-049399-23-RV, issued on January 9, 2026.

On January 18, 2026, the Tenant requested a review of the January 9, 2026 review 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.

Determinations:

1. Rule 26.18 of the Board's Rules of Procedure does not permit the Tenant to request a review of the January 9, 2026 review order.
2. The Tenant has exhausted the Board's review process.
3. Section 210 of the *Residential Tenancies Act, 2006* states a person may appeal a Board order to the Divisional Court on a question of law. The Tenant may wish to seek legal advice.

It is ordered that:

1. The request to review the review order LTB-L-049399-23-RV, issued on January 9, 2026, 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.

