



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

File Number: LTB-L-073443-25-RV

In the matter of: MAIN AND UPPER FLOOR, 47 ATLANTIS DR
ORILLIA ON L3V8L4

Between: Betty Thereza Nalutaaya Landlords
Mutebi Ronald Juuko

And

Andrew Snoddon Tenants
Amberlee Williams
Sienna Sheppard
Clarence Sheppard

Review Order

Betty Thereza Nalutaaya and Mutebi Ronald Juuko (the 'Landlords') applied for an order to terminate the tenancy and evict Andrew Snoddon, Amberlee Williams, Sienna Sheppard and Clarence Sheppard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-073443-25 issued on December 2, 2025.

On January 21, 2026, the Tenants 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 as well as the audio recording for this hearing.

Determinations:

Request to Extend Time

1. The Tenants have submitted a request to extend time to request a review of the December 2, 2025 order. I am satisfied the request to extend time does sufficiently explain why the Tenants have submitted their review request more than 30 days after the order was issued and the request to extend time is granted.

Request for Review

2. 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.

3. The Tenants submit a serious error occurred because they were unable to access TOP until January 21, 2026. The review request states that because of this, the Tenants were unable to present evidence concerning their ability to pay the rent arrears or their household circumstances. The request for review seeks additional time to vacate the rental unit.
4. The issues raised by the Tenants are not serious errors in the order or serious errors in the proceeding. The delay in receiving the Board's order is not a serious error and these circumstances were considered when granting the request to extend time to consider this review request. In addition, the Notice of Hearing provides clear instructions to the Tenants explaining how they can submit evidence if they do not have access to TOP.
5. The hearing recording confirms the Tenants agreed with the rent arrears owing as found in the order. The recording and the order show the Tenants and the Landlords agreed to a delayed, voidable termination date of January 15, 2026. The Tenants made submissions about their circumstances and made no mention of additional evidence they wanted to submit but had been unable to. It was therefore not an error for the Member to issue the order granting the undisputed rent arrears and the joint request to postpone the eviction until January 15, 2026.
6. While I am mindful of the Tenants' submissions requesting additional time to vacate the unit, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that relief from eviction under section 83 does not have a second, independent applicability at the review stage of the Board's review process. The Tenants' opportunity to introduce relevant evidence and make submissions concerning their circumstances was at the November 25, 2025 proceeding and they did so while agreeing to the rent arrears owing and the January 15, 2026 termination date. If the Tenants did not agree with this outcome, they were free to request additional relief from the presiding Member at the hearing. Having not done so, the Tenants' review submissions about their circumstances are not good cause to review the December 2, 2025 order or to re-hear the application.
7. For the reasons above, I am not satisfied the December 2, 2025 order contains a serious error or that a serious error occurred in the proceedings. Accordingly, the Tenants' request for review is denied.

It is ordered that:

1. The request to review order LTB-L-073443-25 issued on December 2, 2025 is denied. The order is confirmed and remains unchanged.

January 22, 2026
Date Issued

John Cashmore
Member, Landlord and Tenant Board

Toronto ON M7A 2G6

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