



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

File Number: LTB-L-086842-24-RV-AM

In the matter of: Basement, 7 Metzak Drive
Brampton Ontario L6Z3R9

Between: Selbourne Reid Landlord

And

Destiny Laroche Tenant

Review Order

This amended order was issued to correct a clerical error in the Landlord's name, in the order dated December 16, 2025.

Selbourne Reid (the 'Landlord') applied for an order to terminate the tenancy and evict Destiny Laroche (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-086842-24 issued on December 2, 2025.

On December 12, 2025, the Tenant requested a review of the order.

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

Determinations:

1. In the review request, the Tenant submitted that the Member erred by refusing to hear her evidence under section 82(1) of the *Residential Tenancies Act* (2006) (the 'Act'). She submitted that the interim order requiring her to disclose her issues under section 82(1) and to pay the ongoing rent was unfair.
2. Paying rent on time is a fundamental obligation of a tenancy agreement, not a suggestion. Proper disclosure of section 82(1) issues is mandatory under subsection 82(2) in order for those issues to be considered. Therefore, it cannot be said that the interim order was unfair. As the Tenant failed to pay the ongoing rent on time and disclose her section 82(1) issues, the Member was entitled not to consider the Tenant's evidence. There is no error.

3. In the review request, the Tenant disagreed with the Member's decision not to combine the Landlord's L1 application with the Tenant's T2/T6 application. The Tenant disagreed with the Member's determinations regarding the amount of arrears and relief from eviction.
4. The Board's review process is not an opportunity for a party to re-argue a matter that has been determined, with the hope of achieving a different result. The order provides reasons for all the issues the Tenant disagrees with, referencing both parties' submissions. As such, I am satisfied that the Member considered the parties' evidence and submissions when making his determinations. The Member's findings and exercise of discretion were therefore reasonable and entitled to deference.
5. 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. The review request is denied.

It is ordered that:

1. The request to review order LTB-L-086842-24 issued on December 2, 2025, is denied. The order is confirmed and remains unchanged.

December 16, 2025

Date Order Issued

January 23, 2026

Date Order Amended

Kate Sinipostolova

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.