



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

Citation: HYDROGEN JUBILEE INVESTMENTS LIMITED v HENDRY, 2026 ONLTB 8759

Date: 2026-01-27

File Number: LTB-L-063084-25-RV

In the matter of: 2091, 42 EXETER ROAD
AJAX ON L1S2J9

Between: HYDROGEN JUBILEE INVESTMENTS LIMITED Landlord

And

BILL HENDRY Tenant

Review Order

HYDROGEN JUBILEE INVESTMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict BILL HENDRY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-063084-25 issued on October 14, 2025.

On October 23, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 24, 2025, interim order LTB-L-063084-25-RV-IN was issued, staying the order issued on October 14, 2025.

This request to review was heard by videoconference on November 19, 2025.

The Landlord's agent, J. Paolozza, the Tenant and the Tenant's legal representative, C. Dookie, attended the hearing.

Determinations:

1. The Tenant did not attend the merits hearing held on October 8, 2025. A standard termination order was issued.
2. The Tenant filed their request for a review, alleging that he did not receive the notice of hearing, and he was therefore not reasonably able to participate in the hearing.
3. At the review hearing, the Tenant said that he only learned about the hearing when he received the order a couple of weeks after the hearing. He said that he did not receive the mail during the mail strike. He said that he would have attended the hearing had he known

about it, because the Landlord owes him a rent abatement for previous maintenance issues.

4. The Tenant said that he lives in the rental unit with his 35 year old daughter. He said that he receives a pension, but he has to work as well. The Tenant said that his pension does not cover all his expenses. He said that he has lived in the rental unit for 31 years.
5. The Tenant said that his daughter works, but she is saving to buy her own place. It is not clear whether she contributes to the rent or not, nor why she did not pay the rent since August, either. The Tenant said that he is expecting a large settlement from worker's compensation at the end of December 2025.
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 for the reasons that follow.
7. The Board mailed the notice of hearing to the Tenant on August 20, 2025, and it was deemed received on August 25, 2025. The notice of hearing package was not returned to the Board. The postal strike did not commence until about a month after that time. In fact, the hearing order was sent to the Tenant by courier during the postal strike in October 2025. The Tenant provided no evidence of any problem with receiving his mail at the residential complex. Consequently, I find that the evidence suggests that the Tenant was reasonably able to participate in the hearing held on October 8, 2025, but for some reason he chose not to attend.
8. The Tenant has not paid anything to the Landlord since August 2025, and he did not really have a good explanation for why anything has changed in his situation to contribute to an inability to pay the rent, nor did he say why his daughter did not pay anything towards the rent since August 2025. Therefore, I find that the evidence suggests that he may not have the means to continue paying the rent in full and on time. However, he said that he was expecting a large settlement at the end of December 2025. If he has received it, he may be able to void the order and preserve his tenancy. His tenancy has been lengthy, so I find it is not unfair to give him another few weeks to either pay off all his arrears to the Landlord and void the order, or to find an alternative place to live that is within his limited budget. Consequently, lifting the stay of the hearing order will be delayed until mid-February 2026.

It is ordered that:

1. The request to review order LTB-L-063084-25 issued on October 14, 2025, is denied. The order is confirmed and remains unchanged.
2. The interim order LTB-L-063084-25-RV-IN issued on October 24, 2026, is cancelled. The stay of order LTB-L-063084-25 is lifted on February 15, 2026.

January 27, 2026

Date Issued

Nancy Morris

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.