



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

Citation: Marquis Real Estate Investment Corporation v Alviano, 2025 ONLTB 97806

Date: 2026-01-26

File Number: LTB-L-088144-25-RV

In the matter of: 505-2ND BEDROOM, 330 RICHMOND ST. W.
TORONTO ONTARIO M5V0P4

Between:	Marquis Real Estate Investment Corporation	Landlord
And		
	Isabella Abigail Alviano	Tenant

Review Order

Marquis Real Estate Investment Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Isabella Abigail Alviano (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-088144-25 issued on December 23, 2025.

On January 22, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant's request to review expresses their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. The Tenant's request to review also seeks to supply additional information not presented at the original hearing.
5. With respect to requesting a review on the basis of new evidence, Interpretation Guideline 8 - Review of an Order states:

Parties are expected to make every effort to produce all relevant evidence in support of their positions in the original hearing. The review will be dismissed unless the LTB is satisfied the new evidence could not have been produced at the original hearing, is material to the issues in dispute and its consideration could change the result. *First Homes Society v Henry*, [2002] O.J. No. 1754, (Div Ct.); [NOL-16865-14-RV\(Re\)](#), 2014 CanLII 78539 (ON LTB).

6. The Tenant has not provided information sufficient to suggest that the evidence they now seek to introduce could not have been produced at the original hearing.
7. As a result, based on 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-088144-25 issued on December 23, 2025 is denied. The order is confirmed and remains unchanged.

January 26, 2026
Date Issued

Richard Ferriss
Member, Landlord and Tenant Board

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