



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

**File Number:** LTB-L-002330-26-RV

**In the matter of:** 13, 71 ST GEORGE ST  
ST THOMAS ON N5P2L5

**Between:** Frasher Investments Limited Landlord

**And**

Dallas Pavey Tenant

### **Review Order**

Frasher Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Dallas Pavey (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on November 20, 2025 with respect to application LTB-084087-25-SA.

This application was resolved by order LTB-L-002330-26 issued on January 14, 2026.

On January 23, 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 alleges that they were not reasonably able to participate in the proceeding.
2. Since LTB-084087-25-SA issued on November 20, 2025 permitted the Landlord to apply to the Board without notice to the Tenant and order LTB-L-002330-26 issued on January 14, 2026 was issued without a hearing, there was no proceeding to which the Tenant was not reasonably able to participate.
3. 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.
4. Having said that, should the Tenant wish to dispute order LTB-L-002330-26 issued on January 14, 2026, the proper process for doing so is for the Tenant to file a Motion to Set Aside an Ex Parte Order – Form S2, which can be found at: <https://tribunalsontario.ca/lrb/forms/> under the Forms for Tenants section. The Tenant had until January 24, 2026 to file this motion. If the Tenant wishes to file the motion after this date, the Tenant must file along with the motion a Request to Extend Time to get

permission to file the motion. If the extension of time to file the motion is granted, the order will be stayed and the Board will schedule a hearing.

5. The motion to set aside an ex parte order process permits the Tenant to challenge the underlying basis of order LTB-L-002330-26 issued on January 14, 2026 and/or the appropriateness of eviction.

**It is ordered that:**

1. The request to review order LTB-L-002330-26 issued on January 14, 2026 is denied. The order is confirmed and remains unchanged.

**January 26, 2026**  
**Date Issued**

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**Richard Ferriss**  
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.