



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

Citation: GAN Holdings Corp v Crow, 2026 ONLTB 9232

Date: 2026-01-27

File Number: LTB-L-070214-25-RV2

In the matter of: Unit 2, 761 BARTON ST E
HAMILTON ON L8L3A9

Between:	GAN Holdings Corp	Landlord
	And	
	Laura Crow	Tenant

Review Order

GAN Holdings Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Crow (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-070214-25 issued on November 4, 2025.

On December 2, 2025, the Tenant requested a review of the order. The Tenant's review request was resolved by order LTB-L-070214-25-RV issued on December 23, 2025.

On January 11, 2026, the Landlord requested a review of the review 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:

1. The Landlord submits that the review order contains a serious error because the Board's written order is different than what the Member said would be ordered at the hearing. At approximately 1:06:00 – 1:11:00 on the recording the Member says that she is going to deny the request to review but will replace the previous order. The Member says that the Tenant will need to make payments that will be subject to enforcement under section 78 of the *Residential Tenancies Act, 2006* ('the Act'). However, in the final order, the Member does not impose a section 78 clause. In the final order the Member denies the review request and then delays lifting the stay to give the Tenant time to void the previous order.
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. Section 17 of the *Statutory Powers Procedure Act* ('SPPA') establishes that a tribunal shall give its final decision and order, if any, in any proceeding in writing. As such what was stated at the hearing was not the Board's final order. The Board's written order was the final order. It was not a serious error for the Member to change their mind after further reflection.
4. Additionally, the Member could not have made the order that she stated she was going to make at the hearing. If a review request is denied, the previous order stands. The Board cannot simultaneously deny a review request and change the order under review. An order under review is only changed after a successful review and rehearing. It is not a serious error for the Board not to order something they had no authority to order.

It is ordered that:

1. The request to review order LTB-L-070214-25-RV issued on December 23, 2025 is denied. The order is confirmed and remains unchanged.

January 27, 2026
Date Issued

Amanda Kovats
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.