



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

File Number: LTB-L-085480-25-RV

In the matter of: 413, 2835 LAKE SHORE BLVD W
Toronto ON M8V3V8

Between: Toronto Seniors Housing Corporation Landlord

And

John Jeffreys Tenant

Review Order

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict John Jeffreys (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application has not yet been resolved.

On January 23, 2026, the Landlord requested a review of the interim order issued on January 16, 2026.

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

Determinations:

1. The Landlord requests a review based on what they submit occurred at the December 16, 2025, hearing. Rule 26.1 of the Board's Rules of Procedure establishes that any party may request a review of any order which makes a final determination of the party's rights. The only order that has been issued in this matter is an interim order which states that the hearing is to be reconvened for the Landlord to make further submissions regarding the application. The interim order does not make a final determination of any party's rights and therefore it cannot be the subject of a review. This review request was filed prematurely and so it must be denied.

It is ordered that:

1. The request to review order LTB-L-085480-25-RV-IN issued on January 16, 2026 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.