



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

Citation: Huang v Zhang, 2026 ONLTB 1759

Date: 2026-01-26

File Number: LTB-L-088484-25-RV

In the matter of: 46 GARDENIA CRES
MARKHAM ON L6C2K8

Between: Zihao Huang Landlord
Qingyong Chen

And

Huan Zhang Tenants
Pero Atanasov

Review Order

Zihao Huang and Qingyong Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Huan Zhang and Pero Atanasov (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-088484-25 issued on January 13, 2026.

On January 23, 2026, Huan Zhang (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 largely restates the Tenant's position on issues that were raised and addressed at the original hearing and voices 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. In particular, the Member provided adequate and sufficient reasons for denying the Tenant's request for an adjournment. The Member considered the Tenant's frozen bank account when they consider termination of the tenancy. The Tenant does not explain why the other Tenant did not attend the hearing. The health issues experienced by the Tenant subsequent to the hearing do not bespeak an error in the order or in the proceedings.
5. 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-088484-25 issued on January 13, 2026 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.