



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

Citation: Rezaei v Seddiqui, 2026 ONLTB 7143

Date: 2026-01-27

File Number: LTB-T-090719-23-RV

In the matter of: Basement, 34 Normandy Cres
Richmond Hill ON L4C8L8

Between: Tahereh Rezaei Tenant

And

Nasima Seddiqui Landlord

Review Order

Tahereh Rezaei (the 'Tenant') applied for an order determining that Nasima Seddiqui (the 'Landlord') gave a notice of termination in bad faith.

This application was resolved by order LTB-T-090719-23 issued on January 9, 2026.

On January 16, 2026, the Tenant requested a review of the 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 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. The Tenant alleges that the Member did not weigh the Tenant's evidence consisting of a tenancy agreement with Azita Rezaeee, the testimony of the Tenant's witnesses, and text messages. The tenancy agreement was not introduced into evidence at the hearing. The Member considered the testimony of the Tenant's witnesses at paragraph six of the order. The Member considered the text messages at paragraph five of the order. As a result, I am not persuaded that the Member did not consider the Tenant's evidence.
5. The Tenant also alleges that the Member treated the Tenant's hearsay evidence as inadmissible, however, it is clear from paragraph six of the order, that the Member gave the hearsay evidence little weight rather than treating it as inadmissible. As a result, I see no error in this regard.
6. 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-T-090719-23 issued on January 9, 2026 is denied. The order is confirmed and remains unchanged.

January 27, 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.