



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

Citation: Dwivedi v Ferns, 2026 ONLTB 9722

Date: 2026-01-27

File Number: LTB-L-072190-25-RV

In the matter of: 409 PEEL ST
WHITBY ON L1N3Y5

Between: Siddharth Dwivedi Landlord
Anjala Khanna

And

Ciara Ferns Tenant
Randolph Keenan

Review Order

Siddharth Dwivedi and Anjala Khanna (the 'Landlord') applied for an order to terminate the tenancy and evict Ciara Ferns and Randolph Keenan (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on July 10, 2025 with respect to application LTB-L-036148-25-SA.

The application was resolved by order LTB-L-072190-25, issued on September 5, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-072190-25.

The Tenant's set aside motion was resolved by order LTB-L-072190-25-SA issued on October 24, 2025. The motion was denied.

On January 27, 2026, the Tenant requested a review of the motion order.

Determinations:

1. The Tenant's request to extend time to file a review is granted, but the review itself is denied.
2. The Tenant requests a review of the order because they state that they did not receive it until significantly after it was issued. The Tenant is raising an issue with events that took place after the hearing not with the order or hearing procedure. The Tenant does not make clear how receiving the order late establishes that the order itself contains a serious error. I also note that the Board's records reflect that the order was sent to the

Tenant on October 24, 2025 both by mail and email (DOC-6660891, DOC-6660863, DOC-6660864).

3. The review request is largely a request for relief from eviction. While I am mindful of the Tenant's circumstances, the Tenant's opportunity to request relief from eviction and provide evidence regarding relief from eviction was at earlier stages in the proceedings. Not after a final order has been issued. The Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process. The purpose of a review request is not to provide relief from eviction. As the submissions in the review request do not establish that the order contains a serious error or that the Tenant was not reasonably able to participate in the proceeding, the review request must be denied.

It is ordered that:

1. The request to review order LTB-L-072190-25-SA issued on October 24, 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.