



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

Citation: WANG v BULUT, 2026 ONLTB 9684

Date: 2026-01-27

File Number: LTB-L-088868-25-RV

In the matter of: 72 CHURCH AVE
NORTH YORK ON M2N4E9

Between: Xiao Jing WANG Landlord

And

AHMET MELIH BULUT Tenant

Review Order

Xiao Jing WANG (the 'Landlord') applied for an order to terminate the tenancy and evict AHMET MELIH BULUT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-088868-25 issued on January 15, 2026.

On January 26, 2026, the Tenant requested a review of the order.

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

Determinations:

1. 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.
2. The review request submits that the Board Member seriously erred by refusing to allow the Tenant to raise issues pursuant to section 82 of the *Residential Tenancies Act, 2006*, the ("Act").
3. Rule 19.4 of the Board's Rules of Procedure provides that a Tenant who wishes to raise issues under section 82 of the Act at a hearing must serve the Landlord and file with the Board a list of their issues as well as their supporting evidence at least seven days before the hearing.
4. Rule 19.5 provides that a Tenant who fails to comply with Rule 19.4 shall not be permitted to raise these issues at the hearing unless the Board is satisfied that they could not comply.

5. Paragraph 4 of the order clearly states that the Tenant failed to comply with the above requirements of the Act and the Board's rules on the sole basis that the Tenant was not aware of their requirements under the Act.
6. Permitting the Tenant to raise section 82 issues without providing the Landlord with an opportunity to review and prepare a response would be prejudicial to the Landlord and contrary to the principals of procedural fairness. The Member has a duty to ensure that both parties are afforded a fair opportunity to know the case to be met and to respond to the evidence and issues raised.
7. In light of the Tenant's failure to comply with the requirements of the Act to properly raise section 82 issues, it was within the Member's discretion to refuse to hear those issues. Accordingly, there is no error in the Member's decision.
8. For the above reasons, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
9. The Tenant remains free to file their own application respecting their section 82 issues.

It is ordered that:

1. The request to review order LTB-L-088868-25 issued on January 15, 2026 is denied. The order is confirmed and remains unchanged.

January 28, 2026
Date Issued

Mayra Sawicki
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.