



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

Citation: Uzebu v Taylor, 2026 ONLTB 10433

Date: 2026-02-04

File Number: LTB-L-080465-25-RV

In the matter of: 10 LADD AVE
BRANTFORD ON N3T0S3

Between: Justin Uzebu Landlords
Obiageli Uzebu

And

Tamara Taylor Tenants
Romello Taylor

Review Order

Justin Uzebu and Obiageli Uzebu (the 'Landlords') applied for an order to terminate the tenancy and evict Tamara Taylor and Romello Taylor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-080465-25 issued on December 10, 2025. Only the Landlords attended the original hearing on December 4, 2025.

On January 7, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 7, 2026, interim order LTB-L-080465-25-RV-IN was issued, staying the order issued on December 10, 2025.

This review was heard by videoconference on January 28, 2026.

The Landlords and one of the Tenants, Tamara Taylor, attended the hearing.

Determinations:

1. The Tenant stated that she did not receive the Notice of Hearing until the day of the hearing. Since her mail delivery occurs around 1:00 p.m., the hearing had already taken place when she received the notice.
2. The Tenant confirmed that her mail is delivered to a locked Canada Post mailbox and she checks her mail every day. She did not identify any issues with her mailbox.

3. The Tenant also stated that she did not receive any evidence from the Landlord prior to the hearing.
4. The Landlord, Obiageli Uzebu ('OU'), stated that the Landlord's evidence was sent to the Tenants' address by Xpress Post on November 25, 2025. The Landlords produced a copy of the Canada Post receipt [Doc 6862714] confirming that a package was sent to the Tenant on November 25, 2025. The postal code on the receipt matches the Tenants' address. Canada Post's tracking service confirms that the parcel (i.e. tracking number 010633254927307) was delivered on November 27, 2025.
5. The Board's file confirms that the Notice of Hearing and the application were mailed to each of the Tenants on November 3, 2025, neither of which envelopes were returned to the Board.
6. On the basis of the evidence before me, I find it more likely than not that the Tenants received the Notice of Hearing. While the Tenant denied receiving the Landlord's evidence, Canada Post tracking confirms it was delivered. This leads me to question the credibility of the Tenant. The Board's file confirmed that the Notice of Hearing was mailed to the Tenants almost one month prior to the hearing. The Tenant confirmed that she checked her mail every day and there is no evidence before me that the Tenant had issues or delays in receiving any other mail.
7. As such, I am not satisfied that the Tenants were not reasonably able to participate in the proceeding.

Lifting the stay

8. The Tenant expects to be able to pay the arrears within the next two weeks. As such, she requested that lifting the stay be delayed for two weeks.
9. The Landlord requested that the stay be lifted immediately. She stated that the arrears (i.e. \$5,536.00) are causing her financial hardship.
10. In the circumstances, I find it reasonable to lift the stay on February 11, 2026. This provides the Tenant with a little extra time to pay the arrears while minimizing prejudice to the Landlord.

It is ordered that:

1. The request to review order LTB-L-080465-25 issued on December 10, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on January 7, 2026 is cancelled. The stay of order LTB-L-080465-25 is lifted on February 11, 2026.

February 4, 2026
Date Issued

Karen Gonçalves
Member, Landlords and Tenants 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.