



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

File Number: LTB-L-096819-24-IN-RV

In the matter of: 231, 15 SHERWOOD AVE
TORONTO ON M4P2A6

Between: 11-25 Sherwood Holdings Limited Landlord

And

Aaron Lowe Tenant

Review Order

11-25 Sherwood Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Lowe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

On March 21, 2025, the Board issued interim order LTB-L-096819-24-IN.

On January 28, 2026, the Tenant submitted a request to review the interim order.

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

Determinations:

Request to Extend Time

1. The Tenant submitted a request to extend the 30 day period permitted to request a review of the March 21, 2025 interim order. The Tenant's request to extend time is granted.

The Review Request

2. The Tenant's review request states interim order LTB-L-096819-24-IN, issued by the Board on March 21, 2025 contains a serious error and that the Tenant was not reasonably able to participate in the proceedings that took place on March 11, 2025.
3. Rule 26.1 permits a party to file a review of any order, including an interim order, if the order makes a final determination of the party's rights.
4. The order under review is an interim order adjourning the hearing of the Landlord's application for rent arrears. The interim order addresses procedural issues such as disclosure and ongoing rent payments by the Tenant. The interim order does not finally

determine any parties' rights and so it cannot be the subject of a review. Accordingly, the Tenant's request for review is denied.

It is ordered that:

1. The request to review order LTB-L-096819-24-IN issued on March 21, 2025 is denied. The order is confirmed and remains unchanged.

January 29, 2026
Date Issued

John Cashmore
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.