



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

**File Number:** LTB-L-069840-25-RV

**In the matter of:** 1201, 150 HUGHSON STREET SOUTH  
HAMILTON, ON L8N2B4

**Between:** DRAKE PROPERTY MANAGEMENT Landlord

**and**

STEVEN LOVAK Tenant

### **REVIEW ORDER**

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict STEVEN LOVAK (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that they owe.

The L1 application was heard on November 5, 2025 with only the Landlord in attendance. The L1 application was resolved by order LTB-L-069840-25 issued on November 13, 2025, which was a voidable eviction order effective November 25, 2025 (the 'L1 Order').

On January 2, 2026, the Tenant requested a review of the L1 Order, claiming they were not reasonably able to participate at the L1 hearing, requesting a stay of the L1 Order, and requesting an extension to request the review.

By interim order LTB-L-069840-25-RV-IN issued on January 5, 2026, the request was directed to a review hearing, the extension was granted, and the L1 Order was stayed.

The review hearing was heard by videoconference on January 27, 2026. As of 9:29am (the hearing was scheduled to start at 9am), only the Landlord's legal representative David Ciobotaru (paralegal) attended the hearing. The Tenant was not present or represented although properly served with notice of the review hearing by the LTB by email on January 6, 2026. The Tenant had previously consented to service by email.

### **Determinations:**

1. Since the Tenant did not attend the review hearing to support their request for review, I find that this review hearing is abandoned.

### **It is ordered that:**

2. The Tenant's request to review the L1 Order LTB-L-069840-25 issued on November 13, 2025 is denied.

3. The interim order LTB-L-069840-25-RV-IN issued on January 5, 2026 is cancelled.
4. The stay of the L1 Order LTB-L-069840-25 is lifted immediately.

**January 30, 2026**  
**Date Issued**

---

**Michelle Tan**  
Vice Chair, 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.