



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

Citation: Valela v Baptise, 2026 ONLTB 12173

Date: 2026-02-04

File Number: LTB-T-100598-24-RV

In the matter of: 2, 53 Futura Drive
Toronto Ontario M3N2L6

Between: Salvatore Valela Tenant

And

Yolanda John Baptise Landlord

Review Order

Salvatore Valela (the 'Tenant') applied for an order determining that Yolanda John Baptise (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-100598-24 issued on July 3, 2025.

On February 2, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant did not attend the case conference on June 25, 2025, and as such the Tenant's application was dismissed as abandoned. The Tenant's request to extend time to file a review is granted but the review itself is denied.
2. In *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) (CanLII), the Divisional Court affirmed that a person who requests a review of an order must give "sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing", per Rule 26.8 of the Board's Rules of Procedure. The Tenant has not done so in this case, and as such the request to review is denied.

3. On the request to review form the Tenant has checked off boxes to indicate that they were not reasonably able to participate in the proceeding and that the order contains a serious error. The Tenant has left blank the box on the form where requestors are expected to explain their ground of review. Attached to the review request are a number of letters atop of which are various handwritten notes. The letters are from various dates from 2024 to 2026. The letters describe the Tenant's living situation, a criminal case, the Tenant's medical conditions, and information about other files at the Board. There are also pages with handwritten notes on the same and other topics. In none of the submitted documents does the Tenant clearly state what serious error the Board made in determining that the application was abandoned nor does the Tenant provide an explanation for why they did not attend the June 25, 2025, case conference. As such the submissions in the request do not support a preliminary finding that a serious error occurred or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-100598-24 issued on July 3, 2025 is denied. The order is confirmed and remains unchanged.

February 4, 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.