

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

File Number: LTB-L-027118-25-RV

In the matter of: UNIT #3, 19423 YONGE ST
HOLLAND LANDING ON L9N1L8

Between: The Estate Of Vasilios Ratskos C/O Mary Ratskos Landlord
Panagiota Ratskos

And

Steve McFarlane Tenant

Review Order

The Estate Of Vasilios Ratskos C/O Mary Ratskos and Panagiota Ratskos (the 'Landlord') applied for an order to terminate the tenancy and evict Steve McFarlane (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late paying the rent.

This application was resolved by order LTB-L-027118-25 issued on January 15, 2026.

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

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this 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 Tenant submits the Member unreasonably denied his request to adjourn the hearing to have a legal representative present. The Tenant asserts the Member did not adequately consider that his request to have legal representation was based on his mental health condition.
3. The hearing recording confirms the Tenant had not signed a retainer agreement with a legal representative but that the Tenant had been consulting with a representative at a legal clinic. The representative advised the Tenant in advance of the hearing that they were not available on the hearing date to provide the Tenant with representation.

4. During the hearing itself, the Tenant did state he suffers from post concussion syndrome, depression, PTSD and angina. The Tenant did not raise these conditions as the basis for his adjournment request or the need to have legal representation. The Tenant did not submit any medical evidence describing his conditions or their impact on his ability to participate in the hearing.
5. The order under review provides sufficient reasons at paragraphs 6 to 9 explaining why the Tenant's request for an adjournment was denied. The Member notes the matter had been adjourned once before and that this previous adjournment had given the Tenant additional time to prepare for the hearing, including retaining legal representation.
6. The order confirms the Member considered the parties' submissions concerning the adjournment alongside relevant factors set out in Rule 21 of the Board's Rules of Procedure and the Board's Guideline concerning adjournments. As stated, the Tenant did not claim his mental health circumstances were such that he could not proceed in the absence of representation. It was therefore not an error on the part of the Member to not consider submissions that were not made.
7. For these reasons, I find the Member's decision to deny the Tenant's request to adjourn the hearing was reasonable. While a different Board Member may have exercised their discretion differently, the presiding Member's decision is entitled to deference.
8. The Tenant also submits the order misrepresents his monthly income. Paragraph 16 of the order under review states the Tenant appears to have a monthly income between \$0.00 and \$2,500.00. The Tenant's review request asserts this is incorrect and that \$2,500.00 is his minimum monthly income.
9. The hearing recording shows the order reflects precisely what the Tenant stated in response to the Member's inquiries concerning his monthly income. As such, the order does not misstate the Tenant's testimony and the Member was entitled to rely on this evidence when concluding the tenancy is not viable when the Tenant's monthly expenses are considered. Contrary to the review request, the recording does not show the Tenant stated he earns a minimum of \$2,500.00 each month and the order is therefore not in error.
10. For the reasons stated above, I am not convinced the order contains a serious error or that a serious error occurred in the proceedings. Accordingly, the Tenant's request for review is denied.

It is ordered that:

1. The request to review order LTB-L-027118-25 issued on January 15, 2026 is denied. The order is confirmed and remains unchanged.

February 3, 2026
Date Issued

John Cashmore
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.