



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

File Number: LTB-C-097436-24-RV

In the matter of: 204, 1180 Forestwood Drive
Mississauga Ontario L5C1H8

Between: Forestwood Co-operative Homes Inc. Co-op

And

Agnieszka Nirelda Co-op
Member

Review Order

Forestwood Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Agnieszka Nirelda (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The Co-op also claimed other housing charges on the application.

This application was resolved by order LTB-C-097436-24 issued on January 14, 2026.

On February 3, 2026, the Co-op Member requested a review of the order.

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

Determinations:

1. The Co-op Member's review request ("RTR") alleges the order issued by the Board on January 14, 2026 (the "Order") contains a serious error.
2. In particular, the Co-op Member alleges the Co-op violated the Co-op member's "*right to appeal and decided to evict the Member while appeal in progress*". In essence, the RTR suggests it was premature for the adjudicator to hear the application on its merits due to uncertainty concerning the monthly housing charges amount.
3. In this regard, the Order shows that the Co-op Member requested at the hearing that the application be stayed until the Co-op Member's RGI calculations have been reviewed by the Region of Peel. In the circumstances, I do not find the adjudicator erred in refusing to adjourn the matter. The Order shows the adjudicator considered the reasons for the Co-Op Member's adjournment/stay request, but ultimately found the request was unreasonable in light of the substantial arrears, and the February 15, 2025 documentation

before the Board showing that the Co-op member's recent appeal was, in fact, already denied. I find the adjudicator acted reasonably in the circumstances.

4. The RTR also alleges the Order "*did not address months long communication with the Co-op nor the Member's explanation in regards to the arrears, if any, complying with the verbal request of the Co-op's representative*".
5. Administrative tribunals do not have to consider and comment upon every issue raised by the parties in their reasons (*Construction Labour Relations v. Driver Iron Inc.*, 2012 SCC 65, [2012] 3 S.C.R. 405, at para 3). The order need only provide sufficient reasons. The RTR has not clearly identified how the purported communications are relevant to the central issues before the Member and/or how the consideration of such communications would have changed the outcome of the proceeding. In the circumstances, the Order shows the Adjudicator was attentive to the relevant issues raised at the hearing, and that the evidentiary foundation upon which the member's findings are based appear to be rationally connected to the evidence adduced. While it is clear the Co-op member disagrees with the arrears amount found to be owing, the purpose of the review process is not to provide parties with an opportunity of relitigating the issues in the hopes of a better outcome. As I find no error in the adjudicator's determinations or in the hearing process, the RTR must therefore be denied.

It is ordered that:

1. The request to review order LTB-C-097436-24 issued on January 14, 2026 is denied. The order is confirmed and remains unchanged.

February 5, 2026
Date Issued

Peter Nicholson
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.