



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

**Citation:** 1889051 Ontario Inc. v Yuzva, 2026 ONLTB 12885

**Date:** 2026-02-05

**File Number:** LTB-L-039400-25-RV

**In the matter of:** 2 - Floor 3, 476 RONCESVALLES AVE  
TORONTO ON M6R2N5

**Between:** 1889051 Ontario Inc. Landlord

**And**

Kirill Yuzva Former  
Tenant

### **Review Order**

1889051 Ontario Inc. (the 'Landlord') applied for an order requiring Kirill Yuzva (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was resolved by order LTB-L-039400-25 issued on January 30, 2026.

On February 4, 2026, the Former Tenant requested a review of the order.

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

### **Determinations:**

1. At the hearing the Former Tenant raised that they believed that the Landlord could only claim rent arrears going back from one year from when the application was filed. The Board informed the Former Tenant that their interpretation of the Act was not correct. The limitation period under section 87 of the *Residential Tenancies Act, 2006* ('the Act') requires the Landlord to make the application within one year of the Former Tenant vacating the rental unit but does not limit the claims to one year before the application was filed. This means that a landlord must file the application within one year of the former tenant vacating but can claim arrears going back further than one year.
2. The order reflects that at the hearing the Former Tenant indicated that they did not bring any supporting documentation about payments made more than one year before the application was filed because of their belief that the claim was statute barred.
3. The Former Tenant submits that the hearing was procedurally unfair because after the Member rejected the Former Tenant's argument about the limitation period the Member

did not invite further submissions, permit a request for an adjournment, or allow the Former Tenant to submit additional documentary evidence once it became clear that historical payment records were required. The Former Tenant submits that the matter was decided immediately and adversely to the Former Tenant and that proceeding in this manner denied the Former Tenant a meaningful opportunity to fully answer and defend against the application.

4. The application makes clear that the Landlord is seeking rent arrears from April 2022 onward. The notice of hearing makes clear that parties must prepare, serve, and file any evidence they want to rely upon at the hearing. That the Tenant relied on an incorrect interpretation of the Act and therefore did not prepare to address the entirety of the Landlord's arrears claim does not establish that the Tenant was denied a procedurally fair hearing. A review is not an opportunity to reargue an application that has been finally determined or to change how a case was presented. The order reflects that the Tenant was given an opportunity to provide testimony, evidence, and submissions in response to the Landlord's claim. I am not satisfied that the Tenant was denied procedural fairness or that a serious error occurred in the hearing's procedure.

**It is ordered that:**

1. The request to review order LTB-L-039400-25 issued on January 30, 2026 is denied. The order is confirmed and remains unchanged.

**February 5, 2026**  
**Date Issued**

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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.