



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

File Number: LTB-L-093631-25-RV

In the matter of: 103, 573 QUEEN ST W
TORONTO ON M5V2B6

Between: 2204630 Ontario Inc; Landlord

And

Paul Sweete Tenant

Review Order

2204630 Ontario Inc; (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Sweete (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises. The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was resolved by order LTB-L-093631-25 issued on January 26, 2026.

On January 28, 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's review request (RTR) alleges the order issued by the Board on January 26, 2026 contains a serious error (the "Order").
2. The Tenant's RTR claims the member seriously erred in denying the Tenant's adjournment request, and in not compelling the Landlord to request that Toronto Fire conduct a review of the fire invoice rendered.
3. By way of background, the Landlord's L2 application seeks an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct.

4. The Order shows the Tenant made an adjournment request at the hearing so that, among other things, a review of the fire department charge– the same expense upon which the Landlord seeks reimbursement - could be undertaken
5. In denying the adjournment request, the member appears to have considered a broad range of relevant factors, including the length of time since the incident/charge in question occurred, the Board's jurisdiction, and the resulting prejudice to the Landlord. The member also correctly noted that "The Board does not have jurisdiction over the Fire Departments administrative process..." and in denying the adjournment request, I am satisfied the member met the Board's duty under section 183 of the *Residential Tenancies Act*, 2006 (the "Act") to adopt the most expeditious method of determining the Landlord's application while affording the parties an adequate opportunity to know the issues and to be heard on the matter. I find no error in the member's decision to deny the adjournment.
6. The RTR also alleges the Landlord created "counterfeit emails" and gave inaccurate testimony and the RTR appears to repeat similar arguments already made at the hearing, namely that the Landlord was uncooperative in seeking a review of the fire department charge.
7. While it is clear the Tenant disagrees with the member's findings, 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. Moreover, a request will not be granted simply because a review adjudicator might have come to a different conclusion about the evidence. Here, the Order shows the member applied the correct legal test for this type of application and the member provided sufficient reasons as to why the member found the Landlord had satisfied their onus for the monetary compensation claimed. As I am not satisfied that a serious error in the Order or proceedings occurred, the Tenant's RTR must be denied.

It is ordered that:

1. The request to review order LTB-L-093631-25 issued on January 26, 2026 is denied. The order is confirmed and remains unchanged.

February 6, 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.