



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

Citation: Turnbull-Creech v Property Management Brokers, 2026 ONLTB 12345

Date: 2026-02-12

File Number: LTB-T-067228-24-RV

In the matter of: 2, 5 Daphne Crescent
Barrie ON L4M2Y7

Between: Noah Marie Turnbull-Creech Tenant

And

Property Management Brokers Landlord
CODY YEH

Review Order

Noah Marie Turnbull-Creech (the 'Tenant') applied for an order determining that Property Management Brokers and CODY YEH (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-067228-24 issued on December 18, 2025.

On January 14, 2026, the Landlord Cody Yeh requested a review of the order alleging he wasn't able to participate in the hearing held on December 10, 2025.

On January 14, 2026 interim order LTB-T-067228-24-RV-IN was issued, staying the order issued on December 18, 2025

This review request was heard by videoconference on February 3, 2026.

The Landlord's former Agent, Richard Brieson of Property Management Broker and the Tenant attended the hearing.

The Landlord, Cody Yeh, did not attend the review hearing. I was satisfied that the Landlord, Cody Yeh had received the Notice of Hearing because the LTB emailed it to him on January 15, 2026 at 10:00 a.m. to the same email address, the Landlord included on his review request. There was no request to adjourn before me. Based on this, I proceeded to hear the review.

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 or that the Landlord was not reasonably able to participate in the proceeding.
2. Since the Landlord, Cody Yeh did not appear at the hearing to support his review, I find that this review request of Order LTB-T-067228-24 has been abandoned.
3. The Landlord, Property Management Brokers attended the hearing but did not request the review of Order LTB-T-067228-24 issued on December 18, 2025. Therefore, the order issued on December 18, 2025 remains unchanged.

It is ordered that:

1. The request to review order LTB-T-067228-24 issued on December 18, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on January 14, 2026 is cancelled. The stay of order LTB-T-067228-24 is lifted immediately.

February 12, 2026

Date Issued

Sandra Macchione

Vice Chair, 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.