



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

File Number: LTB-L-086017-25-RV2

In the matter of: Front Unit, 408 William St
Shelburne ON L9V2W9

Between: Bashir Ahmmed Landlord

And

Clayton Blackburn Tenant
Brooke Farr

Review Order

Bashir Ahmmed (the 'Landlord') applied for an order to terminate the tenancy and evict Clayton Blackburn and Brooke Farr (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-086017-25 issued on January 15, 2026.

On February 5, 2026, the Tenant Brooke Farr requested a review of the order.

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

Determinations:

1. The Tenant Brooke Farr's ('BF') review request is based on the grounds of not being reasonably able to participate in the proceedings and serious error.
2. This is the second review request for the same proceeding.
3. The Tenant Clayton Blackburn (CB) requested a review of order LTB-L-086017-25 at 9:01 a.m. on February 5, 2025. CB's review was denied by the Board by order LTB-L-086017-25-RV issued on February 6, 2026.
4. The Tenant Brooke Farr (BF) filed this second request for review 49 minutes after the first request by CB was filed on February 5, 2025.
5. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.

6. Although each of the two tenants filed a separate request to review, I find that both requests are from the same requesting party. I say this because the Tenants are co-tenants and appear to be a family unit and there is no indication in either their review requests or the previous order, that they have separate interests.
7. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18. The second request contains materially the same reasons for review as the first. Moreover, the relevant issues raised in both review requests are fully addressed by the Member in review order LTB-L-086017-25-RV issued February 6, 2025.
8. Accordingly, the Board will not consider the Tenant's request to a second review of order LTB-L-086017-25.

It is ordered that:

1. The request to review order LTB-L-086017-25 issued on January 15, 2026 is denied. The order is confirmed and remains unchanged.

February 9, 2026
Date Issued

Julie Broderick
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.