



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

Citation: 9500740 CANADA LTD v SHANMUGANATHAN, 2026 ONLTB 13019

Date: 2026-02-05

File Number: LTB-L-083605-25-RV

In the matter of: 23 LINDERWOOD DR
BRAMPTON ON L7A1S3

Between: 9500740 CANADA LTD 9500740 CANADA LTD Landlord

And

SAYANTHAN SHANMUGANATHAN Tenants
SABETHAN SHANMUGANATHAN

Review Order

9500740 CANADA LTD 9500740 CANADA LTD (the 'Landlord') applied for an order to terminate the tenancy and evict SAYANTHAN SHANMUGANATHAN and SABETHAN SHANMUGANATHAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-083605-25 issued on December 22, 2025.

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

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

Determinations:

Request to extend time

1. The Landlord's request to extend the time to file a review is granted.

Review Request

2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
3. The review request submits that the Board Member erred by failing to accurately calculate the total arrears owing to December 31, 2025 which is the end of a rental period.

4. The order does not contain a serious error. The LTB's process when issuing an eviction order for arrears of rent is that the arrears are calculated to the date of the hearing, in this case, December 2, 2025. Daily compensation is further awarded effective the date after the hearing, in this case, December 3, 2025.
5. Paragraph 2 of the order accurately details how the Board Member reached their calculation and paragraph 3 of the order also awards daily compensation effective December 3, 2025. Schedule 1 of the order also provides a breakdown of the total arrears owing. Accordingly, I am not satisfied that there is a serious error in the order.

It is ordered that:

1. The request to review order LTB-L-083605-25 issued on December 22, 2025 is denied. The order is confirmed and remains unchanged.

February 6, 2026
Date Issued

Mayra Sawicki
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.