



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

File Number: LTB-L-034120-25-RV

In the matter of: 0G2, 141 MAIN ST S
BRAMPTON ON L6Y1N3

Between: Hazelview Property Services Inc. Landlord

And

Carlana Miller Tenants
Nathanael Griffith

Review Order

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carlana Miller and Nathanael Griffith (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-034120-25 issued on August 22, 2025.

On February 5, 2026, the Tenants requested a review of the order.

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

Determinations:

Extension of Time

1. The Tenants' have submitted a request to extend time to request a review of the August 22, 2025 order. I am satisfied based on the reasons provided in the request to extend time that the Tenants have explained why the request for review was not submitted within the 30 days permitted.

Review Request

2. The Tenants submit the order under review contains a serious error. The request for review however does not identify any error in the order. Essentially, the Tenants provide an update to their circumstances and seek additional relief from eviction, including extending the time to eviction until at least July 1, 2026.

3. The Board's review process is not meant to capture updates about a party's circumstances after the hearing has taken place. I imagine that in many cases before the Board, the circumstances of parties change after a hearing is held. To find that a new hearing is required whenever there is an update to a party's circumstances, or a new event occurs, would interfere with the Board's ability to provide final decisions.
4. In addition, while I am mindful of the Tenants' circumstances, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process. The Tenants' submissions about their household's circumstances, and the Tenants' request for additional time to find and move to new accommodation, are therefore not grounds to review the August 22, 2025 order or to re-hear the Landlord's application.
5. 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. The Tenants' request for review must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-034120-25 issued on August 22, 2025 is denied. The order is confirmed and remains unchanged.

February 6, 2026
Date Issued

John Cashmore
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.

