



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

File Number: LTB-L-079929-25-RV

In the matter of: Upper unit, 55 PRINCETON TERR
BRAMPTON ON L6S3S4

Between: AKHTAR NAWAZ Landlord

And

FARIDA PEREIRA Tenant

Review Order

AKHTAR NAWAZ (the 'Landlord') applied for an order to terminate the tenancy and evict FARIDA PEREIRA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-079929-25 issued on December 18, 2025.

The Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 14, 2026 interim order LTB-L-079929-25-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 and the Tenant attended the hearing.

Determinations:

1. The Tenant stated that due to stress associated with the hearing she became ill and could not attend the hearing. There's a medical note provided confirms the Tenant was sick on the December 3, 2025 and couldn't attend the hearing.
2. Despite the submissions made in the request and the Tenant's testimony, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings and that the Tenant was not reasonably able to participate in the proceeding.
3. The Notice of Hearing clearly states that if a Tenant cannot attend the hearing, they should send an authorized representative. The Tenant elected to send her daughter to school rather than have her attend the hearing nor did she elect to send anyone else to attend in her place.

4. The Tenant also referred to the proceedings for another application scheduled by the Board on December 18, 2025 which is unrelated and irrelevant therefore was not considered.
5. Even if I granted the review based on the Tenant's circumstances, the order issued on December 18, 2025, does not change because of the following: The Tenant has vacated the rental unit on December 23, 2025. Thus, the issue of eviction is moot. The Tenant also didn't not provide evidence to establish there's a serious error with respect to the arrears determined in the Order issued on December 18, 2025, nor was it her reason for requesting a review of the order.
6. The basis for the review request appears to relate to money the Landlord may owe Tenant which is not an issue that is properly before me. If the Tenant wishes to exercise her rights under the Act and raise her own issues, then she may file her own application if she has enough evidence to prove her claim(s).

It is ordered that:

1. The request to review order LTB-L-079929-25 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-L-079929-25 is lifted immediately.

February 13, 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.