



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

Citation: Gu v Uroos, 2026 ONLTB 13602

Date: 2026-02-10

File Number: LTB-L-059484-25-RV

In the matter of: 342 CARRIER LANE
OAKVILLE ON L6H5G6

Between: Xin Gu Landlord

And

Areeba Uroos Tenants
Haya Uroos
Maira Asif
Sameer-Muhammad Qazi

Review Order

Xin Gu (the 'Landlord') applied for an order to terminate the tenancy and evict Areeba Uroos, Haya Uroos, Maira Asif and Sameer-Muhammad Qazi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-059484-25 issued on October 2, 2025.

On October 22, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 23, 2025, interim order LTB-L-059484-25-RV-IN was issued, staying the order issued on October 2, 2025.

This request was heard by videoconference on November 19, 2025.

The Landlord's legal representative, T. Li, and the Tenant, A. Uroos, attended the hearing.

Determinations:

1. The Tenants did not attend the merits hearing held on September 23, 2025, after which a standard termination order was issued.
2. The Tenants filed their request for a review, alleging that they had an urgent family funeral to attend on the day of the hearing, and they were therefore not reasonably able to participate.

3. The Tenant, A. Uroos (AU), lives in the rental unit with her sister, brother and mother. She said that her uncle passed away, and her whole family had to leave the city to attend the funeral in the U.S. on the day of the hearing. It is undisputed that she wrote an email to the Board at 10:35 p.m. on September 22, 2025, to ask to reschedule, however, the email does not mention a funeral. Rather, it states that there are “unexpected and unavoidable circumstances that have come up at the last minute”.
4. AU said that every one “pitches in” to pay the rent. She said that she and her brother are working, and her sister is on maternity leave. She said that the Tenants have not paid the rent for almost seven months because they are “just trying to manage”. AU said that the Tenants can pay \$150.00 per month towards the arrears, as well as the rent going forward because she will be getting a bonus at the end of December 2025.
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, or that the Tenants were not reasonably able to participate in the proceeding for the following reasons.
6. It is undisputed that the Tenants received the notice of hearing, and they knew about the hearing. AU had no documentary evidence at all that there was family funeral on September 23, 2025. She did not mention a funeral in her email sent at 10:35 p.m. the night before the hearing. AU had no credible explanation for why the Tenants have failed to pay the rent for over six months, if at least two of them are fully employed. She also had no credible evidence to support an ability to comply with a repayment plan going forward. Consequently, I find that the Tenants were reasonably able to participate in the hearing, but they failed to exercise the proper diligence to attend, and they were motivated by a desire to delay their eviction. Based on the evidence before me, the outcome of the hearing would not be different. There arrears were over \$30,000.00 in September 2025, and they have only increased since that time. It is prejudicial to the Landlord for the tenancy to continue.

It is ordered that:

1. The request to review order LTB-L-059484-25 issued on October 2, 2025, is denied. The order is confirmed and remains unchanged.
2. The interim order LTB-L-059484-25-RV-IN issued on October 23, 2025, is cancelled. The stay of order LTB-L-059484-25 is lifted immediately.

February 10, 2026
Date Issued

Nancy Morris
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.