



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

File Number: LTB-L-090504-25-RV

In the matter of: A, 122 YEOMANS STREET
BELLEVILLE, ON K8P3X7

Between: JULIE KARIAMIS Landlord

and

DONALD MILLER Tenants
IVA MILLER

REVIEW ORDER

JULIE KARIAMIS (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict DONALD MILLER and IVA MILLER (the 'Tenants') because the Landlord claimed that the Tenants did not pay the rent that they owe.

The L1 application was heard by videoconference on December 15, 2025 where only the Landlord attended. It was resolved by order LTB-L-090504-25 issued on December 23, 2025, which was a voidable eviction order effective January 3, 2026 (the 'L1 Order').

On January 5, 2026, the Tenants requested a review of the L1 Order, claiming they were not reasonably able to participate in the proceeding and that there was a serious error in the L1 Order. The Tenants also requested a stay of the L1 Order.

Interim review order LTB-L-090504-25-RV-IN was issued on January 5, 2026 staying the L1 Order and directing a review hearing.

The review hearing was heard by videoconference on January 27, 2026. As of 9:38am (the review hearing was scheduled to start at 9am) only the Landlord attended with her legal representative Paula Stevens (paralegal). The Tenants were not present or represented although properly served with notice of the review hearing by the LTB. The Tenant Donald Miller was mailed at the rental unit address on January 6, 2026, and the Tenant Iva Miller (who consented manually to emails from the LTB) was emailed the notice of hearing on January 5, 2026.

Determinations:

1. Since the Tenants did not attend the review hearing to support their request for review, I find that this review hearing is abandoned.
2. The Landlord's legal representative requested costs because it caused hardship and expense for the Landlord to attend today. I note there was a major snow storm in most of

Ontario. The Landlord got up early and drove through “huge inconvenience” on unplowed roads to attend where her legal representative was, so they could sign in together on Zoom for the review hearing. It was submitted the Tenants engaged in an abuse of process to use the request for review as a delay tactic. The Tenants did not serve or upload any evidence in support of the review hearing since the notice of review hearing was sent out.

3. The Landlord’s legal representative requested \$300.00 in costs would be appropriate, to reimburse the Landlord for her legal expenses incurred for today’s preparation and attendance.
4. I am guided by the Board’s Interpretation Guideline 3 regarding Costs. I find the Landlord’s submissions reasonable and the conduct of the Tenants was unreasonable. The Tenants requested the review but failed to attend even though each of the Tenants were served with notice of the review hearing.
5. The review interim order warned in paragraph 4 that a failure to attend may be viewed as an abuse of process and may result in costs being awarded against the Tenants. I find in the present circumstance, it is fair to award the Landlord \$300.00 in costs.

It is ordered that:

6. The Tenants’ request to review the L1 Order LTB-L-090504-25 issued on December 23, 2025 is denied. The L1 Order is confirmed and remains unchanged.
7. The review interim order LTB-L-090504-25-RV-IN issued on January 5, 2026 is cancelled. The stay of the L1 Order LTB-L-090504-25 is lifted immediately.
8. The Tenants shall pay to the Landlord \$300.00 for costs on or before February 21, 2026 (standard 11 days from the issuance date of this order), to reimburse for the legal expenses incurred by the Landlord on January 27, 2026.
9. If the Tenants do not pay the full amount owing to the Landlord on or before February 21, 2026, the Tenants will owe interest. This will be simple interest calculated from February 22, 2026 onwards, at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Michelle Tan
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.