



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

File Number: LTB-L-075193-25-RV

In the matter of: BASEMENT, 61 TODD RD
AJAX, ON L1T4C5

Between: MUHAMMAD ZAFAR RIAZ Landlord

and

MICHAEL KATARINCIC Tenant

REVIEW ORDER

MUHAMMAD ZAFAR RIAZ (the 'Landlord') applied in a L2 application seeking an order to terminate the tenancy and evict MICHAEL KATARINCIC (the 'Tenant') because the Landlord claimed that in good faith he requires possession of the rental unit for the purpose of residential occupation for at least one year. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date provided in the notice of termination.

The L2 hearing was conducted by videoconference on December 4, 2025 with only the Landlord attending. The L2 application was resolved by order LTB-L-075193-25 issued on January 6, 2026 (the 'L2 Order'), which terminated the tenancy effective January 17, 2026.

On January 13, 2026, the Tenant requested a review and stay of the L2 Order, claiming they were not reasonable able to participate at the L2 hearing.

By interim order LTB-L-075193-25-RV-IN issued on January 14, 2026, the request was directed to a review hearing and the L2 Order was stayed.

The review hearing was heard by videoconference on February 2, 2026. As of 1:35pm (the hearing was scheduled to start at 1pm), only the Landlord's legal representative Kimberley Covey (paralegal) attended the hearing. The Tenant was not present or represented although properly served with notice of the review hearing by the LTB by mail on January 16, 2026 to the rental unit address. There was no request to adjourn or reschedule the review hearing, so it was conducted in the absence of the Tenant as allowed by section 7 of the *Statutory Powers Procedure Act*.

Determinations:

1. Since the Tenant did not attend the review hearing to support their request for review, I find that this review hearing is abandoned.

It is ordered that:

2. The Tenant's request to review the L2 Order LTB-L-075193-25 issued on January 6, 2026 is denied.
3. The interim order LTB-L-075193-25-RV-IN issued on January 14, 2026 is cancelled.
4. The stay of the L2 Order LTB-L-075193-25 is lifted immediately.

February 10, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.