



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

Citation: Pilih v Oses, 2026 ONLTB 13937

Date: 2026-02-10

File Number: LTB-L-085847-23-RV

In the matter of: 71 TAYMALL STREET
HAMILTON ON L8W1P3

Between: Lidia Pilih Landlord
Joseph Pilih

And

Marcial Charpentier Oses Former
Darling Lobo Herrera Tenant

Review Order

Lidia Pilih and Joseph Pilih (the 'Landlord') applied for an order requiring Marcial Charpentier Oses and Darling Lobo Herrera (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-085847-23 issued on January 8, 2026.

On February 6, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The order under review dismisses the Landlords' application because they filed it more than one year after the Former Tenants vacated the rental unit.
2. The review request seeks to explain why the Landlords filed their application late and also seeks an extension of time to file the application.
3. The review request does not identify any errors in the order or any errors that occurred in the procedure (other than the Landlords' failure to file the application on time) and so this request must be denied.

4. In any event, the LTB does not have jurisdiction to grant an extension of time to file an application. Such an extension is specifically prohibited by paragraph 2 of s. 56 of O.Reg 516/06 under the Residential Tenancies Act, 2006.
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.

It is ordered that:

1. The request to review order LTB-L-085847-23 issued on January 8, 2026 is denied. The order is confirmed and remains unchanged.

February 10, 2026
Date Issued

Renée Lang
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.