



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

Citation: HCN-Revera Lessee (Portobello) LP v Gravelle, 2026 ONLTB 11984

Date: 2026-02-10

File Number: LTB-L-001681-26-SA-RV

In the matter of: 133, 691 VALIN ST
ORLEANS ON K4A0G3

Between: HCN-Revera Lessee (Portobello) LP Landlord

And

Rita Gravelle Tenant

Review Order

HCN-Revera Lessee (Portobello) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Rita Gravelle (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on September 8, 2025 with respect to application LTB-L-048101-25.

This application was resolved by order LTB-L-001681-26 issued on January 12, 2026.

The Tenant filed a motion to set aside order LTB-L-001681-26.

The Tenant's motion was resolved by order LTB-L-001681-26-SA issued on February 9, 2026.

On February 10, 2026, the Tenant requested a review of order LTB-L-001681-26-SA.

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

Determinations:

1. The Tenant's representatives alleges that they were not reasonably able to participate in the proceeding.
2. The Tenant's representative had filed requests to reschedule prior to the hearing date which had been denied.
3. The essence of the rescheduling requests and the request to review is that the Tenant's representative has a relative in ICU with a catastrophic brain injury. While I empathize with the Tenant representative's situation, no explanation or evidence was provided to explain why the Tenant's representative could not attend the hearing.

4. As a result, 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-001681-26 issued on February 9, 2026 is denied. The order is confirmed and remains unchanged.

February 10, 2026
Date Issued

Richard Ferriss
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.