



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

Citation: The Effort Trust Company v Ahmed, 2026 ONLTB 14239

Date: 2026-02-10

File Number: LTB-L-106859-25-RV

In the matter of: 1407, 50 JEROME CRES
HAMILTON ON L8E1K6

Between:	The Effort Trust Company	Landlord
	And	
	Fraz Ahmed	Tenant

Review Order

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Fraz Ahmed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-106859-25 issued on February 6, 2026

On February 9, 2026, the Tenant requested a review of the order.

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the January 28, 2026 Board proceeding or that a serious error exists in the order or that a serious error occurred in the proceeding.
2. Rule 26.8(e) of the Board's Rules of Procedure states that the Tenant must provide a detailed explanation of why they were not reasonably able to participate in the hearing. This review request lacks an explanation and instead only states the Tenant had significant and financial hardship, loss of income, mental health issues and full-time schooling.
3. The request does not provide any further detail on these issues or how they impacted the Tenant's ability to attend the virtual hearing on January 28, 2026. The Tenant did not submit any medical documentation describing his mental health issues or how they may have prevented his attendance at the hearing. The request does not state the Tenant was at school on the hearing date or how his personal and financial circumstances were a barrier to participating in the Board proceeding. Lastly, the Tenant does not describe any confusion about the hearing date, or any confusion about the requirement to attend

the hearing. Without further explanation, I am not satisfied the Tenant was not reasonably able to participate.

4. The Tenant also submits the order contains serious errors and seeks to challenge the Landlord's evidence that was presented at the hearing and formed the basis of the order under review. Since the Tenant did not attend the hearing to contest the Landlord's evidence, and since it was the only evidence the Board had to consider, it was not an error on the part of the Member to make findings based on the evidence that was presented. This does not amount to a serious error in the order or in the proceedings. The opportunity to challenge the Landlord's evidence was at the hearing stage not at the review stage of the proceedings.
5. As the Tenant has failed to establish that they were not reasonably able to participate in the hearing or that a serious error exists in the order or that a serious error occurred in the proceeding, the request for review must be denied.

It is ordered that:

1. The request to review order LTB-L-106859-25 issued on February 6, 2026 is denied. The order is confirmed and remains unchanged.

February 10, 2026
Date Issued

John Cashmore
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.

