



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

Citation: Kalmuk v Ruhani, 2026 ONLTB 14641

Date: 2026-02-11

File Number: LTB-T-088819-24-RV

In the matter of: #3, 2577 SHELTER VALLEY RD
GRAFTON ON K0K2G0

Between: Linda Jill Kalmuk Tenant
Sandra Patricia Clarry

And

Ghulam Ruhani Landlord

Review Order

Linda Jill Kalmuk and Sandra Patricia Clarry (the 'Tenant') applied for an order determining that Ghulam Ruhani (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-088819-24 issued on February 6, 2026.

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

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

Determinations:

1. The Landlord alleges that they were not reasonably able to participate in the proceeding. More specifically, the Landlord states that they did not attend the hearing because they did not have access to Wi-Fi on the hearing date.
2. I am not persuaded that the Landlord was not reasonably able to participate in the proceeding. The Landlord does not deny receiving the notice of hearing. The Landlord does not explain what steps they took to attend the hearing. The Landlord also does not explain why they did not attend the hearing by telephone.
3. For these reasons, I find, based on the submissions made in the request, that 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 Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-088819-24 issued on February 6, 2026 is denied. The order is confirmed and remains unchanged.

February 11, 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.