



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

**Citation:** STERLING SILVER DEVELOPMENT CORPORATION v MCKINNON, 2026 ONLTB 14656

**Date:** 2026-02-11

**File Number:** LTB-L-060243-25-RV

**In the matter of:** 1009, 1202 YORK MILLS RD  
DON MILLS ON M3A1Y1

**Between:** STERLING SILVER DEVELOPMENT CORPORATION Landlord

**And**

STEVEN MCKINNON Tenants  
LEONARD LAMPKIN

### **Review Order**

STERLING SILVER DEVELOPMENT CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict STEVEN MCKINNON and LEONARD LAMPKIN (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was resolved by order LTB-L-060243-25 issued on February 3, 2026 and February 10, 2026 as amended.

On February 4, 2026, the Tenant, Steven McKinnon, requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file.

### **Determinations:**

1. 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.
2. The review request submits that the Board Member erred by considering evidence relating to a previous L1 application filed by the Landlord and that, as a result, the Tenant was not afforded procedural fairness.

3. On review of the Board order, I am satisfied that the Board Member's findings were based on evidence concerning persistent late payment of rent. The order demonstrates that the Board Member considered relevant evidence and factors as a whole in reaching their determination. As stated in paragraph 5 of the order, aside from one payment, the Tenant did not dispute the persistent late payment of rent. Accordingly, the Board Member's determination was reasonable.
4. With respect to the alleged consideration of a prior L1 application, an L1 application concerns arrears of rent. In this case, arrears were not determinative of the outcome. Even if the Board Member referenced a previous L1 application, this does not amount to a serious error. The Tenant has not established that irrelevant evidence formed the basis of the decision or that the outcome would have been different absent any reference to a prior L1 application.
5. Accordingly, 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-060243-25 issued on February 3, 2026 and February 10, 2026 as amended is denied. The order is confirmed and remains unchanged.

**February 11, 2026**  
**Date Issued**

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Mayra Sawicki  
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.