



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

Citation: Bedford Properties & Estates Ltd. v Wilson, 2026 ONLTB 14891

Date: 2026-02-18

File Number: LTB-L-074595-25-RV

In the matter of: 39, 140 BAY ST
TRENTON ON K8V1H8

Between: Bedford Properties & Estates Ltd. Landlord

And

Justine Wilson Tenant

Review Order

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Justine Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-074595-25 issued on November 26, 2025. Only the Landlord's representative attended the original hearing on November 18, 2025.

On January 19, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 20, 2026, interim order LTB-L-074595-25-RV-IN was issued, staying the order issued on November 18, 2025.

This review was heard by videoconference on February 10, 2026.

Determinations:

1. For the following reasons, the Tenant's request to review order LTB-L-074595-25 issued on November 26, 2025 is denied.
2. The Tenant stated that one week after moving into the rental unit, she was deployed overseas. It was only when she returned to the unit that she found out about the Landlord's application and the hearing. She confirmed that she had a colleague checking her mail every two to three weeks but denied that any correspondence had been received from the LTB. She denied receiving the Landlord's L1 update sheet which the Landlord's agent said was slid under the Tenant's door.
3. The Tenant did not produce any documentary evidence, such a letter from her employer, nor any witnesses to corroborate her testimony that she was deployed overseas from April 7 to December 17, 2025.

4. The Board's file indicates that the Notice of Hearing and application were mailed to the Tenant on October 16, 2025 and that mail was not returned to the Board as undelivered. The Tenant did not produce her colleague who was picking up her mail to corroborate her testimony that she did not receive any mail from the Board.
5. Based on the evidence before me, I find it more likely than not that the Tenant received the Notice of Hearing.
6. I am not satisfied that the Tenant was not reasonably able to participate in the proceeding. Therefore, the Tenant's request to review order LTB-L-074595-25 issued on November 26, 2025 is denied.

Lifting the stay

7. The Tenant stated that she is expecting payment of back pay from the time she is away and requests some extra time before the stay of order LTB-L-074595-25 is lifted in order to receive those funds and pay the arrears.
8. The Landlord stated that the Tenant has not paid rent since August of last year and requests that the stay of the order be lifted immediately.
9. In the circumstances, I find it reasonable to lift the stay immediately.

It is ordered that:

1. The request to review order LTB-L-074595-25 issued on November 26, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on January 20, 2026 is cancelled. The stay of order LTB-L-074595-25 is lifted immediately.

February 18, 2026
Date Issued

Karen Gonçalves
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.