



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

Citation: RIDGWAY v COPELAND, 2026 ONLTB 14905

Date: 2026-02-17

File Number: LTB-L-078654-25-RV

In the matter of: 40 DAUW AVENUE
WALLACEBURG ON N8A3N2

Between: LUCINDA RIDGWAY Landlord

And

PARKER COPELAND Tenant

Review Order

LUCINDA RIDGWAY (the 'Landlord') applied for an order to terminate the tenancy and evict PARKER COPELAND (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-078654-25 issued on December 2, 2025.

On December 16, 2025, the Tenant requested a review of the order.

On December 17, 2025, interim order LTB-L-078654-25-RV-IN was issued, staying the order issued on December 2, 2025.

The Tenant's request to review was heard by videoconference on January 14, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The order issued December 2, 2025, terminated the tenancy December 13, 2025. The Tenant seeks to review the order.
2. A request to review may only be granted where the Board is satisfied that there is a serious error in the order or in the proceedings, or that a party was not reasonably able to participate in the proceeding.
3. 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.

4. The Tenant did not attend the hearing held November 25, 2025. The Tenant alleges that on the day of the hearing the Landlord told him his attendance was not required because she intended to cancel the proceeding. The Tenant submits that he relied on this representation and therefore did not participate in the hearing.
5. The Landlord denies telling the Tenant that the hearing would be cancelled and submits that she repeatedly attempted to contact the Tenant on the morning of the hearing because he had indicated he would bring payment of the arrears prior to the scheduled hearing time.
6. The Tenant acknowledged that he was aware of the hearing date and time. He testified that he had made arrangements with his employer to attend the hearing virtually from his vehicle during his workday.
7. The evidence shows that at approximately 7:55 a.m. on the morning of the hearing, the Tenant texted the Landlord stating that he was driving to bring the money owed. The Landlord responded that she would be attending the hearing, and that payment would need to be received in order for the matter to be cancelled.
8. The Tenant was aware that a hearing was scheduled. The Tenant acknowledged that he did not attend the hearing and that he did not ultimately deliver payment prior to the hearing. He further acknowledged that he knew about the hearing and had initially intended to participate.
9. As stated by the by the Divisional Court in *Q Res IV Operating CP Inc. v. Berezovs'ka* 2017 ONSC 5541 "If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time."
10. In my view, the Tenant failed to act diligently by choosing not to attend the hearing. In light of the fact that the Tenant had not paid the arrears in full, it was incumbent upon him to participate in the hearing to request relief from eviction.
11. I find that the Tenant has not established that he was not reasonably able to participate in the proceeding. Rather, the evidence demonstrates that the Tenant made a conscious decision not to log in to the hearing despite knowing it was scheduled.
12. Accordingly, the Tenant's request to review is denied.

It is ordered that:

1. The request to review order LTB-L-078654-25 issued on December 2, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on December 17, 2025, is cancelled. The stay of order LTB-L-078654-25 is lifted immediately.

February 17, 2026
Date Issued

Bryan Delorenzi
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.