



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

File Number: LTB-L-089220-25-RV

In the matter of: 15 BOWLINE VISTA
HOLLAND LANDING ON L9N0V9

Between: Aasia Batool Landlord

And

Ava Shavon Williams Tenant

Review Order

Aasia Batool (the 'Landlord') applied for an order to terminate the tenancy and evict Ava Shavon Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-089220-25 issued on January 16, 2026.

On February 12, 2026, the Tenant 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 as well as the audio recording for this hearing.

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.
2. The Tenant states that the amount of outstanding arrears listed in the order is wrong. I have listened to the hearing recording. The amount of arrears listed in the order is rationally connected to the evidence presented at the hearing. The amount matches the Landlord's evidence of what was outstanding, and the Tenant did not contest the accuracy of the amount at the hearing.
3. The Tenant says that due to her mental health and effects of medication she had difficulty properly organizing and presenting rent payment information. In *Lacroix v. Central-McKinlay International Ltd.*, 2022 ONSC 2807, the Divisional Court affirmed, at paragraph 11, that "it is incumbent on a party [who claims they were incapable of participating in the hearing] to raise the issue with the tribunal, or for there to be a basis on which the claim of incapability is grounded objectively in events at the hearing". There is nothing in the hearing recording that supports that the Tenant was incapable of presenting evidence about the amount of outstanding arrears. The recording reflects that

the Tenant understood the relevant issues and provided testimony on many of those issues. I also find the information provided by the Tenant in the review request to be insufficient to support a finding that she was incapable of presenting evidence. The information provided by the Tenant is very general and she has provided no supporting documentation such as a doctor's note to support her claim.

4. The Tenant does not state what the correct amount outstanding is, provide any information about payments that have not been accounted for, or provide any supporting documentation about additional payments. I'm not satisfied that the Tenant's bald assertion that the arrears amount is wrong is sufficient to establish on a preliminary basis that there could be a serious error in the order and that a review hearing is required. The review request is accordingly denied.

It is ordered that:

1. The request to review order LTB-L-089220-25 issued on January 16, 2026 is denied. The order is confirmed and remains unchanged.

February 13, 2026
Date Issued

Amanda Kovats
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.