



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

File Number: LTB-L-053460-25-RV

In the matter of: 403, 1875 GLENANNA RD
PICKERING ON L1V3V6

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

SEETA SYREETA BHAGWANDAT Tenant
MATTHEW DAVID BHAGWANDAT

Review Order

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SEETA SYREETA BHAGWANDAT and MATTHEW DAVID BHAGWANDAT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-053460-25 issued on October 17, 2025.

On February 12, 2026, the Tenant requested a review of the order.

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

Determinations:

Request to Extend Time

1. The request to extend time to file a review is granted, but the review itself is denied.

Review Request

2. The Tenant states that they received notice to vacate from the Sheriff on February 10, 2026 and did not see the order. The Tenant states that they have not been given enough time to find somewhere else to live, to pack, or to collect funds. The Tenant asks that the eviction be put on hold.
3. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order. The review request concerns events that happened after the final order was issued. The review request does not make clear how allegedly receiving the order late establishes that the order itself contains a serious error and must be reviewed.

4. The review request is largely a request for relief from eviction. That is not the purpose of a review request. The Tenant had an opportunity at the hearing to seek relief from eviction. The Board considered the request, and I'm not satisfied that the Board member unreasonably exercised his discretion in arriving at the order issued. Although I am mindful of the Tenant's circumstances, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process.

It is ordered that:

1. The request to review order LTB-L-053460-25 issued on October 17, 2025 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.