



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

Citation: Chen v Flores, ONLTB 0

Date: 2026-02-13

File Number: LTB-L-084573-25-RV

In the matter of: 4991 ARMOURY ST
NIAGARA FALLS ON L2E1T3

Between: Xin Chen Landlord

And

Victoria Flores Tenant

Review Order

Xin Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Flores (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-084573-25 issued on January 6, 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.

Determinations:

Request to extend time

1. Tenant's request to extend time is granted.

Review request

2. The Tenant submits that they now have evidence to demonstrate that the amount of arrears set out in the order is incorrect. The Tenant submits that after receiving the order and attempting to negotiate a post-order payment plan with the Landlord, it became apparent to the Tenant that some funds that she had paid had not been accounted for. The Tenant also now wishes to give evidence that she had paid for some repairs in the unit.
3. A review request is not an opportunity to make up for shortfalls in preparing for the hearing of a matter. If the Tenant believes that she made payments that were not accounted for or she wanted to raise the effect of maintenance issues on the amount

owed, she ought to have gathered this evidence before the hearing and then present it at the hearing.

4. 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.

It is ordered that:

1. The request to review order LTB-L-084573-25 issued on January 6, 2026 is denied. The order is confirmed and remains unchanged.

February 13, 2026
Date Issued

Renée Lang
Vice Chair, 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.