



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

File Number: LTB-L-105078-25-RV

In the matter of: 814, 2575 DANFORTH AVE
TORONTO ON M4C1L5

Between: Victoria Wood (Main Square) Inc. Landlord

And

Avijit a.k.a Avjit Bhattacharjee Tenant

Review Order

Victoria Wood (Main Square) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Avijit a.k.a Avjit Bhattacharjee (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-105078-25 issued on February 5, 2026.

On February 16, 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.

Determinations:

1. The Tenant filed a request to review, alleging that he was unable to reasonably participate in the hearing. Although the Tenant initially attended, he left before the hearing began. In his request, the Tenant states that he had to return to work and that his cell phone had died.
2. The Notice of Hearing sent to the parties indicates:

Hearing Day Instructions:

1. **Join the video hearing 30 minutes before the hearing time noted above to confirm your attendance. You may join the hearing online by phone (if you have difficulty using one method, use the other method).**

- 2. Be ready to stay the whole day. There are many other hearings scheduled at the same time as your hearing, and your hearing may be later in the day.**
3. It is not reasonable for a party to attend a hearing, then leave for personal (non-emergency) reasons, and later assert that they were unable to participate meaningfully in the proceeding. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding. The Tenant had an opportunity to participate and actively chose not to.

It is ordered that:

1. The request to review order LTB-L-105078-25 issued on February 5, 2026 is denied. The order is confirmed and remains unchanged.

February 17, 2026
Date Issued

Brett Lockwood
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.