



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

Citation: Matheson v Centurion Apartment Properties, 2026 ONLTB 16471

Date: 2026-02-19

File Number: LTB-T-081893-24-RV

In the matter of: 601, 168 KING ST N
WATERLOO ON N2J0B8

Between: Christopher Douglas Matheson Tenant

And

Centurion Apartment Properties Landlord

Review Order

Christopher Douglas Matheson (the 'Tenant') applied for an order determining that Centurion Apartment Properties (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-081893-24 issued on January 13, 2026. On February 10, 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. 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.
2. The review request submits that the Member erred by misapplying the legal test for harassment and that the Tenant was not afforded procedural fairness as he was self represented.
3. The issue before the Board was whether the Landlord engaged in conduct that constitutes harassment. Paragraph 36 of the order demonstrates that the Board Member considered the evidence and the relevant factors as a whole in reaching their findings.
4. The Member is not required to make an explicit finding or explicitly address each piece of evidence submitted by the parties in their decision (see *Newfoundland and Labrador*

Nurses' Union v. Newfoundland and Labrador (Treasury Board), 2011 SCC 62, [2011] 3 S.C.R. 708).

5. Paragraphs 3 to 10 of the order set out the details of the Tenant's position and paragraphs 25 to 34 clearly identify the details of the evidence that was taken into consideration to make a determination: post dated cheques and immediate responses by the Landlord to ignore the automatic e-mails being received by the Tenant were considered.
6. Although the Tenant disagrees with the January 13, 2026 order, the order sets out a reasonable basis for the determinations made. As stated in Guideline 8 of the Board's Interpretation Guidelines, the Member's findings of fact are entitled to considerable deference. Reasonable determinations will not be interfered with on review.
7. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is nothing in the record to support a determination that the hearing Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions.
8. The review request submits that the Member erred by failing to consider substantial compliance in the evidence and submissions submitted by the parties pursuant to section 212 of the *Residential Tenancies Act, 2006*, the ("Act"). Section 212 of the Act relates to substantial compliance with the contents of forms, notices or documents used in LTB proceedings, such as an N4 or N5 and does not relate to documentary evidence or submissions.
9. The review request also submits that the Tenant was not afforded procedural fairness when the Tenant was not permitted to rely on evidence that was not served on time as required by rule 19.1 of the Board's Rules of Procedure. Parties are presumed to be familiar with the Board's basic processes, such as filing and serving evidence on time. Any party that has such a lack of familiarity with the Board's process that their ability to participate in the proceedings is impaired should obtain legal advice or representation. The Tenant's lack of familiarity with the Board's process is not an error.
10. Accordingly, 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.

It is ordered that:

1. The request to review order LTB-T-081893-24 issued on January 13, 2026 is denied. The order is confirmed and remains unchanged.

February 19, 2026
Date Issued

Mayra Sawicki
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.