



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

Citation: Xu v Hanson, 2026 ONLTB 16634

Date: 2026-02-19

File Number: LTB-L-090328-23-RV

In the matter of: Unit 402, 32 DAVENPORT RD
TORONTO ON M5R0B5

Between:	Sharon Xu	Landlord
And		
	Boguslawa Hanson Alexandra Hanson	Tenant

Review Order

Sharon Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Boguslawa Hanson and Alexandra Hanson (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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-090328-23 issued on July 4, 2024.

On February 11, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant's review request dated February 11, 2026 is the fifth request for review of the original order issued July 4, 2024. This review request re-states the same reason as each of the other requests for review, that is, not reasonably able to participate due to a medical appointment on the date of the hearing.
2. Two previous review requests were not considered as the Tenant's request to extend time to file the review requests and amend were denied.
3. Two previous review orders considered the reason of not reasonably able to participate for medical appointment and denied the Tenant's request for review. The review order

issued July 15, 2024 reviewing the review order found no error in the original review order issued July 9, 2024.

4. Rule 26.18 of the Board's Rules of Procedure states that the LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
5. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18.
6. The Board's review process is not designed for parties to file multiple review requests hoping for a different outcome. In this case the Tenants are doing exactly that.
7. For those reasons the Tenant's fifth review request will not be considered by the Board.

It is ordered that:

1. The request to review order LTB-L-090328-23 issued on July 4, 2024 is denied. The order is confirmed and remains unchanged.

February 19, 2026
Date Issued

Julie Broderick
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.