



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

Citation: DUpont/Lansdowne Holdings Inc. v Reis, 2026 ONLTB 16694

Date: 2026-02-20

File Number: LTB-L-079657-24-RV2

In the matter of: 423, 1401 DUPONT ST
TORONTO ON M6H2B1

Between: DUpont/Lansdowne Holdings Inc. Landlord

And

Talitha Reis Tenant

Review Order

DUpont/Lansdowne Holdings Inc., (the 'Landlord') applied for an order to terminate the tenancy and evict Talitha Reis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-079657-24-RV issued on January 22, 2026.

On February 18, 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. This is the second review request by the Tenant for the same proceeding. The original order for this matter was issued on December 4, 2025. The Tenant requested a review of that order. The Tenant's review request was sent to a hearing, after which order LTB-L-079657-24-RV was issued. The Tenant seeks a review of order LTB-L-079657-24-RV. More specifically, the Tenant requests a board-initiated review of the order.
2. The Tenant may not make a request for a board-initiated review. Rule 26.3 of the Board's Rules of Procedure states that the LTB may review an order on its own initiative where it considers appropriate and will issue directions to the parties with respect to the conduct of the review. A party or a directly affected person cannot request an LTB initiated review of an order.
3. 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 26.3.

4. Even if Rule 26.3 was waived, the Tenant may not file this review request. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party. As stated in paragraph 3 of this order, the circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18.
5. It is evident from the contents of the review request that the Tenant seeks to reargue why her issues under section 82 of the Act ought to have been considered. Paragraph 11 to 16 of order LTB-L-079657-24-RV provide detailed reasons explaining why the section 82 issues were not addressed. A review is not an opportunity to change the way a case was presented or to reargue a matter that has been finally determined in the hopes of a different outcome.
6. Accordingly, I am not satisfied that the request establishes a serious error in the order or in the proceedings. The Tenant's request to review the order is therefore denied.

It is ordered that:

1. The request to review order LTB-L-079657-24-RV issued on January 22, 2026 is denied. The order is confirmed and remains unchanged.

February 20, 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.