



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

Citation: Yates v Leyton, 2026 ONLTB 16873

Date: 2026-02-20

File Number: LTB-L-013798-25-RV

In the matter of: 7, 15 VICTORIA LANE
ZURICH ON N0M2T0

Between: Janet Yates Landlord

And

Nicole Leyton Former
Tenant

Review Order

Janet Yates (the 'Landlord') applied for an order requiring Nicole Leyton (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-013798-25 issued on January 29, 2026.

On February 12, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The application was dismissed because the Landlord did not serve the Former Tenant with a copy of the application at least 30 days before the hearing in accordance with Rule 5.8 of the Board's Rules of Procedure ('the Rules') and did not serve the Notice of Hearing in accordance with Rule 3.3.
2. The Landlord submits that it was a serious error for their case to be dismissed. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
3. The order reflects that the Board Member correctly applied the requirements for service found in both the *Residential Tenancies Act, 2006* ('the Act') and the Rules. The Board Member did not misinterpret the Act or Rules or make any errors in law in arriving at their

decision. The Board Member's findings about the deficiency of the service used by the Landlord was rationally connected to the evidence led at the hearing. There are sufficient reasons explaining why the application was dismissed. For those reasons I am not satisfied that the order contains any serious errors.

It is ordered that:

1. The request to review order LTB-L-013798-25 issued on January 29, 2026 is denied. The order is confirmed and remains unchanged.

February 20, 2026
Date Issued

Amanda Kovats
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.