



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

File Number: LTB-L-093495-25-RV

In the matter of: 1903-S, 127 BROADWAY AVE
Toronto ON M4P1V4

Between: Anastassia Mekhmandarova Landlord

And

Artur Baltkaev Tenant

Review Order

Anastassia Mekhmandarova (the 'Landlord') applied for an order to terminate the tenancy and evict Artur Baltkaev (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-093495-25 issued on February 18, 2026 as a result of a hearing that took place on February 10, 2026 where all parties were in attendance.

On February 19, 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 as well as the audio recording for this hearing.

Determinations:

1. For the reasons that follow the request to review is denied and the order remains unchanged.

REQUEST TO REVIEW

2. The Tenant's request to review alleges the order contains a serious error or there was a serious error during the proceeding when the Member refused to allow the Tenant to speak and make submissions.
3. In reviewing the hearing recording, I do not find this to be true and I am not satisfied that the order contains a serious error or that a serious error occurred during the proceedings. I say this for the following reasons.
4. First, the Tenant was able to respond to the allegation of rent arrears and was able to articulate his position with respect to the Landlord's application. For example, he indicated that he agreed with the amount claimed by the Landlord; he submitted that he

wanted to pay in installments, he explained his employment situation as a seasonal window cleaner and how he has applied for OW and ODSP benefits.

5. The Board's records show the Member stopped the Tenant from providing further submissions on irrelevant topics and after the hearing had concluded and the other party had left the hearing room. Yet the Tenant insisted twice on providing further submissions about providence and illegal entries- none of which were disclosed in accordance with section 82 of the Act.
6. These attempts to provide post-hearing submissions that were not requested and in the absence of the other party was not appropriate after the hearing concluded. This is explained in rule 1.9 of the Board's Rules of Procedure which states: *A party may not speak to a Member in the absence of the other parties outside the hearing.*
7. 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 and the request to review is denied.
8. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The request to review order LTB-L-093495-25 issued on February 18, 2026 is denied. The order is confirmed and remains unchanged.

February 20, 2026
Date Issued

Sonia Anwar-Ali
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.