



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

File Number: LTB-L-066998-24-RV

In the matter of: 3717 Round Lake Road
Inverary On K0H1X0

Between: Margot Coulter Landlord

And

Sherrie Patterson Guarantor

And

Courtney Ellen Patterson Former Tenant

Margot Coulter (the 'Landlord') applied for an order requiring Courtney Ellen Patterson (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 willfully 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-066998-24 issued on July 31, 2025. The Tenant did not attend the hearing.

On August 19, 2025, the Guarantor's Legal Representative requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 6, 2025 interim order LTB-L-066998-24-RV-IN was issued, staying the order issued on July 31, 2025.

This review was heard by videoconference on October 27, 2025 and February 20, 2026.

On October 27, the Landlord, the Landlord's representative, Sherrie Patterson (referred to herein as the 'Guarantor') and the Sherrie Patterson's representative Dara Saunders attended the hearing.

On February 20, 2026, the Landlord's representative J. Moak and the Tenant attended the hearing. Sherrie Patterson attended as support for the Tenant.

Determinations:

1. This is a review request brought by the Guarantor of the original order issued July 31, 2025.

2. In the interim order issued November 6, 2026, a determination was made on the preliminary issue of whether the Guarantor was a party to these proceedings. It was determined that the Guarantor was not a party and had no standing to bring the review. That determination is confirmed here. The Guarantor's review request is denied.
3. The matter was reconvened on the Board's motion because the Tenant did not have service of this review hearing to make submissions regarding the wrong address on the original order.
4. At the hearing on February 20, 2026 the Tenant was present. Based on the evidence provided at the hearing, I find that it is more likely the contents of the Review and the L10 application came to the attention of the Tenant through her mother in December of 2024, when the Tenant was advised by her mother to seek legal advice.
5. The Tenant was not present for the L10 hearing, nor for the review brought by her mother. She submits that the error in the address is the Landlord's problem and does not want the order changed.
6. The Landlord submits that there is no serious error, the order should stand as it is and the review should be dismissed.
7. Absent any submissions that there is a serious error in the original order, and with no review application by either the Tenant or the Landlord before me, I find that the review should be dismissed.

It is ordered that:

1. The Board's initiated review of order LTB-L-066998-24 issued on July 31, 2025 is dismissed. The order is confirmed and remains unchanged.
2. The interim order issued on November 6, 2025 is confirmed.
3. The stay of order LTB-L-066998-24 is lifted immediately.

February 26, 2025

Date Issued

Julie Broderick

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.