



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

File Number: LTB-T-047152-24-RV

In the matter of: 1406, 212 EGLINTON AVE E
TORONTO ON M4P0A3

Between: Ashley Sorensen Tenant

And

MAHWASH NAYYER Landlord

Review Order

Ashley Sorensen (the 'Tenant') applied for an order determining that MAHWASH NAYYER (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing, or maintenance standards.

This application was resolved by order LTB-T-047152-24 issued on November 27, 2025.

On December 22, 2025, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved. The Landlord alleged that there is a serious error in the order and that they were not reasonably able to participate in the proceeding.

On December 22, 2025, interim order LTB-T-047152-24-RV-IN was issued, staying the order issued on November 27, 2025.

This application was heard by videoconference on January 20, 2026. The Tenant and the Landlord's Legal Representative, I. Gardner, attended the hearing.

Determinations:

1. The Landlord's Legal Representative stated that the Landlord was unable to participate in the original hearing on May 1, 2025, because she did not receive the Notice of Hearing or the Tenant's application from the LTB. The Tenant, who knew the Landlord's email address, also failed to send her a copy.
2. The Tenant opposed the Landlord's request and stated that she provided the email address of the Landlord's husband to the LTB. The Landlord's husband and agent, Nauman Jaffar, collects the rent and communicates with the Tenant. The Tenant has never communicated directly with the Landlord. The Tenant provided two applications filed by the Landlord in the past in which her husband was involved: LTB-L-023788-22, and LTB-L-042150-24.

3. The representative stated that the Tenant should have notified the Landlord directly because even though her husband may have received the Notice of Hearing, he may have been unavailable at the time. The representative had no idea why either the Landlord or her husband were absent from the hearing but argued that the Landlord was unaware of the previous hearing.
4. Our records show that the Notice of Hearing was sent to the Landlord on January 13, 2025, via email to naumanjaffar@gmail.com. It was not returned to the LTB undelivered.
5. A review of the Landlord's previous applications, LTB-L-023788-22, and LTB-L-042150-24, filed on April 27, 2022, and June 5, 2024 respectively, shows the Landlord's email address as naumanjaffar@gmail.com.
6. The representative affirmed that naumanjaffar@gmail.com is the Landlord's husband's email address. Neither he nor the Landlord attended the review hearing to provide evidence on why they were absent from the original hearing. The LTB rightly sent the Notice of Hearing to the email address the Landlord provided to the LTB previously and was also contained in the Tenant's application. Based on the foregoing, I have no reason to find that the Landlord was unaware of 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 or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-047152-24 issued on November 27, 2025, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on December 22, 2025, is cancelled. The stay of order LTB-T-047152-24 is lifted immediately.

February 24, 2026
Date Issued

Jitewa Edu
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.