



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

Citation: PARK PROPERTY MANAGEMENT INC. v Anderson, ONLTB 17652

Date: 2026-02-24

File Number: LTB-L-099889-25-RV

In the matter of: 1325, 3030 PHARMACY AVE
SCARBOROUGH ON M1W0B2

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Ronnie Anderson Tenant

Review Order

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Ronnie Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-099889-25 issued on February 13, 2026.

On February 23, 2026, the Tenant requested a review of the order.

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

Determinations:

1. This review is filed on the grounds of serious error and being not reasonably able to participate in the proceedings.
2. The Tenant attended the hearing that gave rise to the order under review. The Tenant gave testimony and submissions at the hearing.
3. The review request submits that because the Tenant was self-represented, under financial stress, and did not understand the evidentiary requirements or consequences of failing to submit documentary proof, the Tenant was not reasonably able to participate in the proceedings.
4. The notice of hearing gave the Tenant information about how to obtain legal advice prior to the hearing and what to do if the Tenant wished to present evidence. The Tenant's failure to seek advice and follow instructions on the notice is not an error of the LTB. The Tenant's lack of due diligence does not support that they were not reasonably able to participate in the hearing.

5. The Tenant has not identified any serious errors in the order or in the proceedings.
6. 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-099889-25 issued on February 13, 2026 is denied. The order is confirmed and remains unchanged.

February 24, 2026
Date Issued

Renée Lang
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.