



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

Citation: Royal Rose Apartments Limited v Sultana Hunt, 2026 ONLTB 17986

Date: 2026-02-25

File Number: LTB-L-086746-25-RV

In the matter of: 208, 165 LA ROSE AVE
Toronto ON M9P3S9

Between: Royal Rose Apartments Limited Landlord

And

Shawna Sultana Hunt Tenant

Review Order

Royal Rose Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Shawna Sultana Hunt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-086746-25 issued on January 7, 2026.

On February 24, 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.

Determinations:

Request to extend time

1. The Tenant's request to extend time is granted.

Review request

2. This review request is made on the grounds of serious error and being not reasonably able to participate in the proceedings.
3. The hearing that gave rise to the order under review took place on December 15, 2025. The Tenant did not attend and no one attended on behalf of the Tenant.
4. The Tenant submits that they could not attend the hearing because in the first two weeks of December they were away due to "some family matter" and that on December 15 they

had to work. They submit that they could not take any time off work, implying that this was because they had already had two weeks off recently.

5. In the review request the Tenant refers to the notice of hearing, which was sent to the Tenant by the Board on November 8, 2025. At that point, the Tenant had sufficient information to take December 15, 2025 off of work. The Tenant does not state that they had taken this day off in November and then later when they had to take two weeks off in early December, their employer retracted their approval to take December 15 off. It therefore appears that either the Tenant did not request December 15 off at all or they did so on very short notice. It therefore appears that the Tenant chose to attend work rather than the hearing. This is not a sufficient reason to be absent from the hearing.
6. My finding is consistent with the Board's approach in other cases in which choosing to attend work rather than attending a hearing was found not to be grounds for review (see TEL-82989-17-RV (Re), 2017 CanLII 84863 (ON LTB), TSL-75156-16-RV (Re), 2017 CanLII 28808 (ON LTB), and TNL-56542-14-RV (Re), 2014 CanLII 57970 (ON LTB)).
7. The Tenant also submits that there is a serious error in the order regarding the amount of arrears. The amount of arrears in the order is based on the evidence given at the hearing. If the Tenant wished to give submissions and evidence about the amount of arrears owed, they should have attended the hearing to do so. A review is not an opportunity to give evidence or submissions that ought to have been given at the hearing.
8. 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-086746-25 issued on January 7, 2026 is denied. The order is confirmed and remains unchanged.

February 25, 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.