



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

File Number: LTB-L-098522-25-RV

In the matter of: UPPER FRONT ROOM, 14 PEEL AVE
TORONTO ON M6J1M4

Between: 1000370878 ONTARIO INC Landlord

And

CARLITO HILDEGARD GOMES Tenant

Review Order

1000370878 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict CARLITO HILDEGARD GOMES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-098522-25 issued on February 9, 2026.

On February 25, 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:

1. The Tenant submits both that they were unable to reasonably participate on the original hearing date and that the resulting order contains a serious error by failing to account for an amount owed to the Tenant by the Landlord.
2. In the request, the Tenant admits they were aware of the hearing date however they were evicted from the rental unit by the sheriff on January 31, 2026. It is unclear from the request why the Tenant could not call into the hearing on February 2, 2026 or why they could not have notified the Board about circumstances of their potential non-attendance.
3. As stated by the Court in *Q Res IV Operating CP Inc. v. Berezovska* [2017 ONSC 5541](#), “[I]f parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely cost-effective and final orders.”

4. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding. As a result, there is no need to address whether there is a serious error in the order as there was no evidence before the Board regarding an amount owed to the Tenant by the Landlord.

It is ordered that:

1. The request to review order LTB-L-098522-25 issued on February 9, 2026 is denied. The order is confirmed and remains unchanged.

February 25, 2026
Date Issued

Brett Lockwood
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.