



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

Citation: VENICE PARK DEVELOPMENTS LTD v TELISME, 2026 ONLTB 18446

Date: 2026-02-26

File Number: LTB-L-089257-25-RV

In the matter of: 511, 40 GODSTONE RD
NORTH YORK ON M2J3C7

Between: VENICE PARK DEVELOPMENTS LTD Landlord

And

ACILIENNE TELISME Tenants
GILBERT ALCIUS

Review Order

VENICE PARK DEVELOPMENTS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict ACILIENNE TELISME (AT) and GILBERT ALCIUS (GA) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-089257-25 issued on January 29, 2026.

On February 25, 2026, the Tenant GA requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. The Tenant submits that the conduct of the hearing was procedurally unfair. He submits that the Member who conducted the hearing yelled at him for most of the hearing and acted as much like an advocate for the Landlord as she did as an adjudicator.
2. I listened to the hearing recording. There were some points in the hearing where the Member raised her voice while speaking to the Tenant. This happened when the Member became frustrated with the Tenant's submissions. This is understandable for two reasons. First, the Tenant expressed himself in a particularly circuitous manner, taking a long time to reach his point. Second, once the Tenant made his point and the Member addressed it, the Tenant would not accept the Member's statements and argued with the Member.
3. The Tenant submits that the Member's conduct toward him put fear in him and scared him to the point where he was hesitant to present his case. The hearing recording does

not support this submission. The Tenant did not appear to be afraid; in fact, he was able to repeatedly interrupt and contradict the Member.

4. For the reasons above, I am not satisfied that the conduct of the hearing was procedurally unfair.
5. 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.

It is ordered that:

1. The request to review order LTB-L-089257-25 issued on January 29, 2026 is denied. The order is confirmed and remains unchanged.

February 26, 2026
Date Issued

Renée Lang
Vice Chair, 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.