



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

Citation: Laskey Properties v Wood, 2026 ONLTB 18632

Date: 2026-02-27

File Number: LTB-L-091255-25-RV

In the matter of: 118 SUMNER RD
LONDON ON N5Z3Z2

Between: Laskey Properties Landlord

And

Andrew Wood Tenant

Review Order

Laskey Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Wood (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was resolved by order LTB-L-091255-25 issued on January 28, 2026.

On February 26, 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 that the Member seriously erred by accepting that the Landlord's N5 notice of termination was served properly. The Tenant submits that the Board therefore had no jurisdiction to terminate the tenancy.
2. As noted in the order, the N5 notice was served by email. This was not proper service under the *Residential Tenancies Act, 2006* (the 'Act') because the Tenant had not previously agreed in writing that the Landlord could serve documents on them by email. The order also notes that shortly after the Landlord sent the email attaching the notice, the Tenant sent an email in response, demonstrating that the contents of the notice came to the Tenant's attention within the required time period.

3. Subsection 191(2) of the Act provides as follows:

A notice or document that is not given in accordance with this section shall be deemed to have been validly given if it is proven that its contents actually came to the attention of the person for whom it was intended within the required time period.

4. The Member properly applied subs. 191(2) of the Act although this provision was not set out in the order. I am therefore not satisfied that the Member erred by accepting that the N5 notice was served properly.
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-091255-25 issued on January 28, 2026 is denied. The order is confirmed and remains unchanged.

February 27, 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.