



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

File Number: LTB-L-092500-25-RV

In the matter of: 4501, 1 CONCORD CITYPLACE WAY
TORONTO ON M5V0X3

Between: Mohammad Osama Landlord

And

Mykyta Nudga Tenant
Yuliia Kaminska

Review Order

Mohammad Osama (the 'Landlord') applied for an order to terminate the tenancy and evict Mykyta Nudga and Yuliia Kaminska (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes; and, because the Tenant persistently paid the rent late.

This application was resolved by order LTB-L-092500-25 issued on January 9, 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.

Determinations:

Request to extend time to file a review

1. In accordance with rule 16.4, the request to extend time to file a review is granted. The delay in filing the review is approximately 3 weeks. The Tenant provided an explanation for the delay.

Review Request

2. The Tenant alleges the order issued by the Board on January 9, 2026 (the "Order") contains a serious error.
3. By way of background, the Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes and because the Tenant persistently paid the rent late. The matter was heard on December 17, 2025.

4. The Tenant's review request ("RTR") claims that since the date of the hearing, the Tenant has secured funds to offset a portion of the arrears and the Tenant is now in receipt of documentation to support the financial hardship experienced by the Tenant. Specifically, as part of the RTR request, the Tenant states they have secured \$8,000 (of the total arrears of \$13,000+) and the Tenant seeks to introduce documentary evidence consisting of February 2026 banking transactions and a medical invoice dated February 23, 2026.
5. The Board's review process is not an opportunity for a party to re-argue a matter in the hopes of a different or more favourable outcome. Moreover, I am not satisfied that such information/evidence is potentially determinative of one or more central issues in dispute and/or of the member's exercise of discretion under section 83 of the Act. In this regard, the member's exercise of discretion under section 83 was rendered based upon the broad range of information/factors available on the day of the hearing including but not limited to the short-term nature of the tenancy and the fact the Tenant has only paid first/last month's rent. Ultimately, the Member found the tenancy not viable.
6. While I am sympathetic to the circumstances raised by the Tenant, I am not satisfied the Tenant has outlined a serious error in the order or proceeding. The Tenant's review request must accordingly, be denied

It is ordered that:

1. The request to review order LTB-L-092500-25 issued on January 9, 2026 is denied. The order is confirmed and remains unchanged.

February 27, 2026
Date Issued

Peter Nicholson
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.