



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

File Number: LTB-L-098910-25-RV

In the matter of: MAIN FLOOR, 25 WESTBROOK AVE
BRAMPTON ON L6P1L7

Between: Soltan Properties Inc. Landlord

And

Sasikala Kanesan Tenant
Thuraisamy Kanesan

Review Order

Soltan Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sasikala Kanesan and Thuraisamy Kanesan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-098910-25 issued on February 20, 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 as well as the audio recording for this hearing.

Determinations:

1. The Tenant submits that the order contains a serious error because it does not provide deductions for an additional one month's rent that was paid as a security deposit, utilities, issues with maintenance, and issues in a tenant's application the Tenant says they filed with the Board. The Tenant also disputes the amount of the lawful monthly rent.
2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
3. The order explains why the Tenant's issues under section 82 of the *Residential Tenancies Act, 2006* ('the Act') were not heard. The order considers that the Tenant issues were not properly disclosed, provides sufficient reasons for the decision made, applies the Act and Board's Rules correctly, and the Board member did not unreasonably exercise their discretion to not hear the issues. No serious errors were made by not hearing the tenant issues.

4. I have listened to the hearing recording. The Tenant did not raise at the hearing that they dispute the amount of the lawful monthly rent or that the Landlord is holding an additional month of rent as an illegal security deposit. A review is not an opportunity to change how a case was presented. At approximately 37:35 the Board Member asks the Tenant whether they agree that what needs to be deducted from the arrears is the \$2,500.00 last month's rent deposit and a \$1,000.00 key deposit. The order reflects that both of those deposits were deducted from the total outstanding. At approximately 39:00 the Tenant says that the amount owing is \$4,384.00 which I note is essentially the same amount that the order finds outstanding. The Board's finding regarding the amount of outstanding arrears is rationally connected to the evidence led at the hearing. I am not satisfied that any serious errors were made in the calculation of arrears.

It is ordered that:

1. The request to review order LTB-L-098910-25 issued on February 20, 2026 is denied. The order is confirmed and remains unchanged.

March 2, 2026
Date Issued

Amanda Kovats
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.