



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

File Number: LTB-L-088093-25-RV2

In the matter of: 1019 DRAGONFLY AVE
PICKERING ON L1X0E9

Between: Printhini Nagarantham Landlord

And

Philip Edwards Tenant

Review Order

Printhini Nagarantham (the 'Landlord') applied for an order to terminate the tenancy and evict Philip Edwards (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-088093-25 issued on January 20, 2026. The Tenant was not in attendance at the hearing.

On January 20, 2026, the Tenant requested a review of the order. On January 23, 2026, interim order LTB-L-088093-25-RV-IN was issued, staying the order issued on January 20, 2026.

This review request was resolved by order LTB-L-088093-25-RV issued on February 17, 2026. The Tenant was not in attendance at the review hearing.

On February 27, 2026, the Tenant requested a review of the order, on the basis the Tenant was not reasonably able to participate in the proceeding.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Tenant's review request (RTR) submits that the Tenant was not reasonably able to participate in the review hearing that took place on February 17, 2026.
2. In support of the RTR, the Tenant states he "*was experiencing a medical condition*" that prevented the Tenant from meaningfully participating.
3. In *Wang v. Oloo*, 2023 ONSC 1028(Div. Ct.) (CanLII) the Divisional Court affirmed that a party who seeks an adjournment or re-hearing for medical reasons must give the Board

sufficient information to allow the Board to assess whether the request should be granted. I do not find that has been done here.

4. The review order issued on February 24, 2026 (the “Review Order”) states the Tenant made no request to adjourn the review hearing in advance of the review hearing. Moreover, neither the Tenant’s RTR, nor the medical note included any particulars such as the effect of the Tenant’s condition on their ability to attend on the hearing date in question, and/or whether any other accommodation measures could have been undertaken. The medical note, in particular, also lacked particulars such as the date/time or duration of the medical session.
5. Without further details, there is insufficient before the Board to find the Tenant was not reasonably able to participate in the proceeding. The Tenant’s RTR must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-088093-25-RV issued on February 17, 2026 is denied. The order is confirmed and remains unchanged.

March 2, 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.