



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

File Number: LTB-L-073304-25-RV2

In the matter of: 200 SANDERS ST
LONDON ON N5Z2S9

Between: Omar Esteban Avelar Estrella Landlord

And

Adam Catling Tenant

Review Order

Omar Esteban Avelar Estrella (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Catling (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.
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-073304-25-RV issued on February 10, 2026.

On March 2, 2026, the Landlord requested a review of the order.

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

Determinations:

1. For the reasons that follow the request to review is denied and the order remains unchanged.

REQUEST TO REVIEW

2. The Landlord's request to review asserts the order contains a serious error but fails to demonstrate what that error is. The request to review then goes on to seek an urgent enforcement of the order as the situation has escalated since the order was issued.

3. Interpretation Guideline 8 speaks to what may constitute a serious error in an order and goes on to list the following:
 - An error of jurisdiction. For example the order relies on the wrong section of the RTA or exceeds the LTB's powers. This issue need not have been raised in the original hearing;
 - A procedural error which raises issues of natural justice;
 - An unreasonable finding of fact on a material issue which would potentially change the result of the order;
 - New evidence which was unavailable at the time of the hearing and which is potentially determinative of one or more central issues in dispute;
 - An error in law. The LTB will not exercise its discretion to review an order interpreting the RTA unless the interpretation conflicts with a binding decision of the Courts or is clearly wrong and unreasonable; and ,
 - An unreasonable exercise of discretion which results in an order outside the usual range of remedies or results and where there are no reasons explaining the result.
4. In the review request the Landlord asserts there has been a “material change in circumstances since the order was issued.” I take this to mean things changed after the hearing not that there is new evidence available now which was not previously available. That is not the purpose of a review request.
5. If I am wrong in this regard, the problem with the Landlord’s request is that what he seeks is what has already been ordered. The order that is the subject of this review already orders the stay to be lifted immediately. There is nothing further that could expedite that. Any other request should and could have been made at the hearing but there is no record of the Landlord having done so at the hearing held on January 27, 2026.
6. 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 and the request to review is denied.
7. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The request to review order LTB-L-073304-25-RV issued on February 10, 2026 is denied. The order is confirmed and remains unchanged.

March 3, 2026
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.