



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

Citation: Mateus v Patterson, 2026 ONLTB 19629

Date: 2026-03-03

File Number: LTB-L-101714-25-RV

In the matter of: 3, 1613 EDGE HILL PL
Gloucester ON K1V7V4

Between:	Luis Paulo Agostinho Mateus	Landlord
And		
	Meaghan Patterson	Tenant

Review Order

Luis Paulo Agostinho Mateus (the 'Landlord') applied for an order to terminate the tenancy and evict Meaghan Patterson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-101714-25 issued on February 24, 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. The Landlord submits they were not reasonably able to participate in the February 10, 2026 Board hearing because his child and wife were ill and required his full attention. The Landlord states he only realized on February 11, 2026 that he had missed the hearing date.
2. The review request does not describe the illness the Landlord's wife and child were experiencing or if the care required was of an urgent nature. The request provides no further details that suggest medical intervention was required or that the Landlord was actively engaged in obtaining medical care for his family.
3. In addition, the request for review does not include any information showing why the Landlord, if they had taken proper notice of the hearing, could not have attended the virtual proceeding, even if only briefly, to request an adjournment.

4. In the absence of further details, I am not satisfied the Landlord has satisfied the reasonableness element contained in section 209(2) of the *Residential Tenancies Act, 2006* (the Act).
5. The Landlord had the obligation to attend the February 10, 2026 Board hearing. Failing to take proper note of the hearing date because of an unspecified illness in the household is not acting with reasonable diligence in my view.
6. As stated by the Court in *Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 CanLII (Div. Ct.) “[I]f parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.”
7. For the reasons provided, I am not satisfied that the Landlord has shown they were not reasonably able to participate in the hearing and the request for review is therefore denied.

It is ordered that:

1. The request to review order LTB-L-101714-25 issued on February 24, 2026 is denied. The order is confirmed and remains unchanged.

March 3, 2026
Date Issued

John Cashmore
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.

