



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

Citation: LONDON & MIDDLESEX COMMUNITY HOUSING v GROVE, 2026 ONLTB 19692

Date: 2026-03-03

File Number: LTB-L-089412-25-RV

In the matter of: 834, 349 WHARNCLIFFE RD N
LONDON ON N6G2V3

Between:	London & Middlesex Community Housing	Landlord
	And	
	Ryan Grove	Tenant

Review Order

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Grove (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

These applications were resolved by order LTB-L-089412-25 issued on January 30, 2026

On March 2, 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. Order LTB-L-089412-25, issued on January 30, 2026, is a consent order.
2. The Tenant submits he was not represented at the January 29, 2026 hearing and that the Board would not listen to anything he had to say, resulting in an unfair eviction order. The remainder of the submissions made in the request for review are with respect to other issues in the tenancy and not relevant to the present request.
3. The Tenant does not assert he requested an adjournment of the hearing to obtain representation or that he declined mediation and wanted to proceed to a hearing. The request does not claim the terms of the order do not reflect the terms to which the parties consented to at the hearing.

4. The Divisional Court has stated that “parties ought not to be easily able to revisit Board orders that have been made on consent. The effective resolution of matters that come before the Board will be greatly impaired if parties can continually seek to revisit issues that they have earlier agreed to resolve.” (*Trust Construction Corporation v. McKie*, 2017 ONSC 4702).
5. Based on my review of the order and the Tenant’s submissions in the request for review, I am not satisfied that there is a sufficient reasons to revisit the consent order.
6. Since I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding, the request for review is denied.

It is ordered that:

1. The request to review order LTB-L-089412-25 issued on January 30, 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.