



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

File Number: LTB-L-029048-25-SA-RV2

In the matter of: 209, 1209 HURON ST
LONDON ON N5Y4L1

Between: Skyline Real Estate Holdings Inc. C/O Skyline Living Landlord

And

Natasha Bryson Tenant

Review Order

Skyline Real Estate Holdings Inc. C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Bryson (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the Board on March 21, 2025 with respect to application LTB-L-097559-24.

The application was resolved by order LTB-L-029048-25, issued on April 15, 2025.

The Tenant filed a motion to set aside order LTB-L-029048-25.

The application was resolved by order LTB-L-029048-25 issued on June 26, 2025. The Tenant did not attend the hearing on June 13, 2025 and the motion was considered abandoned.

On July 2, 2025 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The review request and motion was resolved by order LTB-L-029048-25-SA-RV issued on February 20, 2026.

On March 3, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant's review request (RTR) claims that Board order issued on February 20, 2026 (the "Order") contains a serious error.
2. By way of background, the Landlord's L4 Application was filed on the basis the Tenant breached a section 78 condition in Board order March 21, 2025 (The "Section 78 Order"). An ex-parte eviction order issued on April 15, 2025 (the "Ex Parte Order") was granted and the Tenant filed a motion to set aside the Ex Parte Order.

3. The issue in dispute was whether, in fact, the Tenant breached the Section 78 Order as a result of making excessive noise disturbances.
4. The RTR claims the member seriously erred by failing to consider the Tenant's evidence and the fact the police "*realized shortly after...that it wasn't cause for police presence*".
5. Here, the order shows the Tenant and the Tenant's witness denied the allegations. The Order also shows the member considered the totality of the Landlord's evidence, which comprised direct testimony of the resident living below the rental unit and the fact that "*the police were called*" to the rental unit. While the RTR suggests that police presence was not necessary, I am not satisfied this distinction would have potentially changed the result of the order. At issue in the motion is whether the excessive noise disturbances occurred, not whether the Tenant's conduct required police intervention.
6. Ultimately, based upon the evidence presented, the member found the Tenant breached the Section 78 Order. While it is clear the Tenant disagrees with the member's findings, the purpose of the review process is not to provide parties with an opportunity of relitigating the issues in the hopes of a better outcome. Moreover, a request will not be granted simply because a review adjudicator might have come to a different conclusion about the evidence. As I am not satisfied that there is a serious error in the order or the proceedings, the RTR must be denied

It is ordered that:

1. The request to review order LTB-L-029048-25 issued on February 20, 2026 is denied. The order is confirmed and remains unchanged.

March 4, 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.