



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

Citation: Thompson v MARCH, 2026 ONLTB 20009

Date: 2026-03-04

File Number: LTB-L-090734-25-RV

In the matter of: MAIN, 133 CHARLOTTE ST
BRANTFORD ON N3T2X7

Between: Gilbert Thompson Landlord

And

ALLAN MARCH Tenants
CARRIE CESAR

Review Order

Gilbert Thompson (the 'Landlord') applied for an order to terminate the tenancy and evict ALLAN MARCH and CARRIE CESAR (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-090734-25 issued on February 10, 2026.

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

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
2. The order finds that there is no last month's rent deposit. The Tenants state that is wrong and they did pay a deposit. The Tenants attended the hearing and actively participated. Other than stating that the finding is wrong, the Tenants do not make clear what serious errors occurred in arriving at the determination that there was no deposit. The Tenants state in the review request that "at the time of the hearing the landlord claimed that they did not receive the last months rent". The Landlord's application and update sheet also both say there is no deposit. It was not a serious error for the Board to accept the evidence presented at the hearing. The Tenants provide no information about what if any evidence they provided at the hearing about the rent deposit. The Tenants have provided insufficient information to support a preliminary finding that the order may contain a serious error.

3. The Tenants also state that they were not provided an opportunity to provide valid proof regarding their request for relief from eviction under section 83 of the *Residential Tenancies Act, 2006* ('the Act'). The Tenants state that one of the Tenants is awaiting surgery and that his medical condition has left him physically unable to perform the labour required to vacate the home.
4. The Tenants' submission that they were not provided with an opportunity to provide evidence about their circumstances is not supported by the order. Paragraph 15 of the order provides an overview of the testimony provided by the Tenants in this regard. That testimony included information that one of the Tenants was injured at work and is having surgery in June 2026. Additionally, paragraph 19 of the order reflects that the Board provided a delayed termination of the tenancy in part so that the Tenants could "get assistance in moving".
5. The Board's decision to terminate the tenancy and to provide a delay before doing so is an exercise of the Board Member's discretion and is entitled to deference. I am not satisfied that the exercise of discretion was unreasonable. The order reflects that the parties were given an opportunity to provide evidence at the hearing, that evidence was considered, there are sufficient reasons explaining the result, and the result is not outside a reasonable range of outcomes.

It is ordered that:

1. The request to review order LTB-L-090734-25 issued on February 10, 2026 is denied. The order is confirmed and remains unchanged.

March 4, 2026
Date Issued

Amanda Kovats
Member, Landlord and Tenant Board

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