



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

File Number: LTB-L-000165-26-RV

In the matter of: 1570 TIPPERARY CRT
MISSISSAUGA ON L5H3Z4

Between: SANYAM SETHI Landlord
KARISHMA SONDHI

And

TRINA REYNOLDS Tenant
ANTHONY REYNOLDS

Review Order

SANYAM SETHI and KARISHMA SONDHI (the 'Landlord') applied for an order to terminate the tenancy and evict TRINA REYNOLDS and ANTHONY REYNOLDS (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on December 5, 2025 with respect to application LTB-L-079440-25.

This application was resolved by order LTB-L-000165-26-SA issued on February 4, 2026 as a result of a hearing that took place on January 28, 2026 where all parties were in attendance.

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. For the reasons that follow the request to review is denied and the order remains unchanged.
2. The Tenant's request to review essentially seeks to delay the termination of the tenancy because the Tenant's circumstances changed after the hearing.
3. In reviewing the order that is the subject of this review, it appears the parties came to the hearing and entered into a consent order for the motion to be denied but the stay to be lifted March 15, 2026. This is not disputed by the Tenant.
4. The Tenant submits that circumstances have changed and her new place will not be available for another month. While it is unfortunate that the Tenant's circumstances have changed that is not the purpose of the review process.

5. The Board's Interpretation Guideline #8 provides the following guidance surrounding review requests and states:

Serious error includes:

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.

6. The Tenant asserts that new evidence of her circumstances has occurred which the Board must consider. The problem with the Tenant's assertion is that the new evidence referred to relates to the circumstances at the hearing not thereafter. If it were the case as the Tenant believes, there would be no finality to any proceeding as circumstances would constantly be changing which would undermine the Act and the LTB processes.
7. I find the Tenant has failed to establish the order contains a serious error or that there was a serious error in procedure or that the Tenant was not reasonably able to participate at the hearing in January 2026 and the request to review must be denied.
8. 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-000165-26 issued on February 4, 2026 is denied. The order is confirmed and remains unchanged.

March 4, 2026
Date Issued

Sonia Anwar-Ali
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.