



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

Citation: Sekhar v Panos, 2026 ONLTB 20195

Date: 2026-03-05

File Number: LTB-T-034044-24-RV

In the matter of: 2401, 2401-1001 Bay St BAY ST
TORONTO ON M5S3A6

Between:	Vivek Sekhar	Tenant
And		
	George Panos	Landlord

Review Order

Vivek Sekhar (the 'Tenant') applied for an order determining that George Panos (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-034044-24 issued on February 3, 2026.

On February 27, 2026, the Landlord 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. The Landlord's request to review alleges that the order contains a serious error. More specifically, the Landlord alleges that the hearing was procedurally unfair and that the order fails to provide adequate reasons.
2. I have listened to the hearing recording and it is clear that this was a difficult hearing. In my view, the difficulties arose because the Landlord was unrepresented and the Landlord's primary witness was a paralegal who repeatedly sought to engage with the hearing in a manner that went beyond their role as a witness. While the Vice Chair was required to intervene several times to ensure that the hearing proceeded appropriately, I

am not persuaded that they acted in a manner that gives rise to reasonable apprehension of bias.

3. I am also not persuaded that the order fails to provide adequate reasons for the determinations made. In this regard, the Landlord appears to be re-arguing the hearing.
4. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

5. The Landlord's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
6. As a result, on the basis of the submissions made in the request, 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 Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-034044-24 issued on February 3, 2026 is denied. The order is confirmed and remains unchanged.

March 5, 2026
Date Issued

Richard Ferriss
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.