



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

Citation: RPMS PROPERTY MANAGEMENT SERVICES INC v MEHRPARVAR, 2026 ONLTB 20949

Date: 2026-03-09

File Number: LTB-L-106955-25-RV2

In the matter of: 419, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

MOBIN MEHRPARVAR Tenant

Review Order

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict MOBIN MEHRPARVAR (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-106955-25 issued on February 25, 2026. After an LTB Initiated Review that order was cancelled and replaced by order LTB-L-106955-25-RV, issued on March 4, 2026.

On March 5, 2026, the Tenant requested a review of order LTB-L-106955-25-RV.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for the hearing held on February 25, 2026.

Determinations:

1. The Tenant submits that this matter was carried out in a manner that is procedurally unfair.
2. On January 28, 2026 the LTB issued a notice of hearing for this L1 application indicating that the hearing would be held on February 25, 2026.
3. Through administrative error, a hearing was also scheduled for this application for February 19, 2026. No notice of hearing was issued for this hearing and neither party attended. An order was issued on February 25, 2026 dismissing the application as abandoned.

4. The order of February 25, 2026 was sent to the Landlord by email and to the Tenant by regular mail. The hearing on February 25, 2026 took place approximately 30 minutes after the order had been sent out by email. The Landlord's representative was aware of the order by the time the hearing started but the Tenant only became aware of the order at the hearing. From the time the notice of hearing was sent, both parties were under the impression, until the start of the hearing (or very soon beforehand) that a hearing of this matter would proceed on February 25, 2026.
5. At the hearing on February 25, 2026, after both parties were made aware of the order issued February 25, 2026, the Member conducted an LTB initiated review of that order. Neither party gave meaningful submissions respecting the review but in the circumstances none were necessary. The Member's determination that there was a serious error with the order because no one had been given notice of the hearing that gave rise to the order was reasonable. The proper remedy for that serious error was to cancel the order and replace it with an order that results from a re-hearing of the matter. This is what happened here.
6. There is no cause for concern regarding the procedural history of this matter. The parties expected an L1 hearing on February 25, 2026 and an L1 hearing was held on that date. While the scheduling of another hearing had the potential to cause confusion, it did not.
7. The Tenant also submits that they were not given an opportunity to raise their own issues at the hearing. I interpret this submission to be an allegation that the Member erred by refusing to hear the issues that the Tenant sought to raise. The Member refused to hear the Tenant's issues after determining that the Tenant had not complied with subs. 82(2) of the *Residential Tenancies Act, 2006* (the 'Act') or with the Board's Rules because the Tenant had not given the Landlord advance notice of the issues to be raised. In these circumstances it was reasonable for the Member to refuse to hear the Tenant's s.82 issues.
8. 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-106955-25-RV issued on March 4, 2026 is denied. The order is confirmed and remains unchanged.

March 9, 2026
Date Issued

Renée Lang
Vice Chair, 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.