



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

File Number: LTB-L-103011-25-RV

In the matter of: 302, 385 VINE ST
ST CATHARINES ON L2M6W4

Between: Q Res V Operating LP Landlord

And

Kimberly Price Tenant
Kai Oliver
Matthew Brown
Robert Hurren

Review Order

Q Res V Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Price, Kai Oliver, Matthew Brown and Robert Hurren (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 November 21, 2025 with respect to application LTB-L-078730-25.

This application was resolved by order LTB-L-103011-25 issued on January 5, 2026.

On March 9, 2026, the Tenant Kimberly Price requested a review of the order.

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

Determinations:

Request to Extend Time

1. In accordance with rule 16.4, the request to extend time to file a review is granted. The delay in filing the review is approximately 1 month. The Tenant provided an explanation for the delay

Review Request

2. The Tenant Kimberly Price's ("Tenant KP") review request claims that the Tenant was not reasonable able to participate in the proceeding.

3. The Board's records show that the Tenant KP was in attendance at the November 19, 2025 hearing and consent order LTB-L-078730-25 was issued on November 21, 2025 (the "Consent Order"). The Consent Order imposed a Section 78 payment plan and the Landlord subsequently filed an L4 application alleging a breach of the Consent Order. The order under review was issued on January 5, 2026 pursuant to s.78 of the *Residential Tenancies Act, 2006* (the 'Act') and was properly an *ex parte* order (the "*Ex Parte Order*")
4. The RTR - filed by the Tenant – states "*we did not receive the January 5, 2026 notice and therefore had no opportunity to participate in the proceedings...*"
5. *Ex parte* orders, however, are issued without notice to, or participation by, the other party. In other words, the parties had no legal right to participate in the proceedings that resulted in the Ex Parte Order. Accordingly, and as I am not satisfied that the RTR has identified an error in the order, the Tenant KP's RTR must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-103011-25 issued on January 5, 2026 is denied. The order is confirmed and remains unchanged.

March 10, 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.