



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

File Number: LTB-L-088115-25-RV

In the matter of: 109, 90 CANON JACKSON DR
TORONTO ON M6M0C1

Between: Sehaj Gill Landlord

And

Davan Dawkins Tenants
Aisan Kamalifar

Review Order

Sehaj Gill (the 'Landlord') applied for an order to terminate the tenancy and evict Davan Dawkins and Aisan Kamalifar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-088115-25 issued on January 14, 2026.

On February 9, 2026, the Tenants requested a review of the order.

On February 10, 2026, interim order LTB-L-088115-25-RV-IN was issued, staying the order issued on January 14, 2026.

This application was heard by videoconference on March 12, 2026.

Only the Landlord attended the hearing. I was satisfied that the Tenants had received the Notice of Hearing and there was no request to reschedule or to adjourn before me. The Tenants had not contacted the Hearing Support Line for assistance signing into the hearing or with their devices. Based on this, I proceeded to hear the review at 9:50 a.m.

Determinations:

1. Since the Tenants did not attend the hearing to support their request to review, I find that this application has been abandoned.
2. The Landlord requested an order expediting the enforcement of the eviction. She claims that the Tenants now owe over \$10,000.00 in arrears of rent. She asserts that they have a 5-year history of not attending LTB hearings and she is concerned about the process being prolonged any further.
3. She is certain that these are "professional tenants" who are scamming the system. She points out, and I confirmed, that there are currently five other applications before the LTB involving these Tenants but relating to three different rental unit addresses in the GTA which the Tenants appear to be renting and so her suspicions may not be unfounded.

4. However, as I explained to the Landlord, her underlying L1 application for rent arrears is not captured by section 84 of the *Residential Tenancies Act, 2006* (the “Act”), which requires the Board to include an expedited enforcement clause in an order that is based on certain notices/grounds for termination. Termination for non-payment of rent is not included in the grounds listed in section 84 of the Act.
5. Discretionary expedited enforcement clauses are generally only included in the most serious and exceptional cases. In almost all situations, the Board will want to hear submissions from the tenant. The Tenants were not present to speak to the issue.
6. I am not persuaded that this is the kind of situation in which discretion could be properly exercised so as to expedite enforcement. The request is denied.

It is ordered that:

1. The Tenants’ request to review is denied.
2. The stay of the order is lifted immediately.

March 18, 2026
Date Issued

Elle Venhola
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.