



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

**File Number:** LTB-L-105931-25-RV

**In the matter of:** 32 DAVIDSON DR  
WOODBIDGE ON L4L1M1

**Between:** Chaofan Jiang Landlord

**And**

Carlos Mosquera Tenant  
Erika Mosquera

**Review Order**

Chaofan Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict Carlos Mosquera and Erika Mosquera (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-105931-25 issued on March 2, 2026.

On March 12, 2026, the Tenant requested a review of the order.

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

**Determinations:**

1. In the review request, the Tenant submitted that they were not reasonably able to participate in the proceedings. However, they did not explain what, if anything, prevented them from participating.
2. In the review request, the Tenant provided submissions and evidence regarding the application. The Board's review process is not an opportunity for a party to re-argue a matter that has been determined, with the hope of achieving a different result. All evidence and submissions should have been presented during the initial hearing.
3. In the review request, the Tenant submitted that the order contains a serious error as it does not consider that the Tenant has children which would be adversely affected by the eviction, one of which has a disability. However, the Tenant did not attend the hearing to provide this evidence. The order is based on the evidence provided at the hearing. As the Tenant did not attend the hearing, the Member was not required to consider their

evidence. I find no error in the Member basing their decision on the uncontested evidence before them.

4. The Tenant also requested more time to find alternative accommodations. While I am mindful of the Tenant's submissions, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that relief from eviction under section 83 of the *Residential Tenancies Act*, 2006 does not have a second, independent applicability at the review stage of the Board's process.
5. 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-105931-25 issued on March 2, 2026, is denied. The order is confirmed and remains unchanged.

**March 13, 2026**  
**Date Issued**

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Kate Sinipostolova  
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.