



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

Citation: SKPM RENTS 20 v AMIROVA, 2026 ONLTB 12701

Date: 2026-03-16

File Number: LTB-L-094386-25-RV

In the matter of: 504, 4900 BATHURST ST
NORTH YORK ON M2R1X6

Between: SKPM RENTS 20 Landlord

And

RAHILA AMIROVA Tenant

Review Order

SKPM RENTS 20 (the 'Landlord') applied for an order to terminate the tenancy and evict RAHILA AMIROVA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-094386-25 issued on February 11, 2026.

On March 13, 2026, the Tenant 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.

Determinations:

1. The Tenant alleges that they were not reasonably able to participate in the proceeding.
2. The Tenant states that they contacted their doctor on February 1, 2026 because of medical symptoms they were experiencing. They said they scheduled a medical appointment for February 3, 2026 at the same time as the hearing and missed the hearing as a result.
3. I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.
4. It is clear from the fact that the Tenant was given an appointment two days after they phoned for one that the Tenant was not experiencing a medical emergency that required immediate attention. As a result, the Tenant did not miss the hearing because of a medical emergency.

5. There is no information to suggest that the Tenant could only receive medical attention at the time of the hearing. As a result, I am not satisfied that the Tenant could not have scheduled their appointment for a different time and I am not satisfied that the Tenant missed the hearing because this was the only time they could receive medical attention.
6. While the above is sufficient to dispose of the request to review, there are some additional factors which call into question the bona fides of the request to review. Although the reasons for the request to review would have been known to the Tenant before the order was issued on February 11, 2026, the Tenant waited the full 30 days and filed their request to review at the last possible moment. While technically within the legislated timeframe for filing a request to review, the Tenant's actions are suggestive of abusing the processes of the Board to drag out the proceedings. In addition, from the information contained in the application, it would appear that the Tenant paid first and last month's rent in August 2025, moved in, paid September 2025 rent, and then stopped paying rent altogether thereafter (at least up to the time of the hearing). The Tenant's request to review does not dispute the amount claimed by the Landlord or suggest any reason for withholding rent. This similarly calls into question the Tenant's bona fides with respect to this tenancy.
7. 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-094386-25 issued on February 11, 2026 is denied. The order is confirmed and remains unchanged.

March 16, 2026
Date Issued

Richard Ferriss
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.