



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

Citation: Delbari v Singh, 2026 ONLTB 14717

Date: 2026-03-16

File Number: LTB-L-092799-24-RV

In the matter of: BASEMENT, 18 HARPER HILL
AJAX ON L1T0J9

Between: Durraab Delbari Landlord

And

Amanpreet Singh Former
Tenant

Review Order

Durraab Delbari (the 'Landlord') applied for an order requiring Amanpreet Singh (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-092799-24 issued on February 13, 2026.

On March 13, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord's request to review largely restates the Landlord's position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Landlord's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. The Landlord specifically disagrees with the Members interpretation with respect to damage. In this regard, Interpretation Guideline 8 - Review of an Order states:

The LTB will not exercise its discretion to review an order interpreting the RTA unless the interpretation conflicts with a binding decision of the Courts or is clearly wrong and unreasonable.

5. Although the Landlord cited another Board decision to support the Landlord's claim, no binding Court decisions that directly speak to the issue identified in the request to review were brought to my attention and I am not aware of any.
6. I am also not satisfied that the order under review is clearly wrong and unreasonable. The order considers the relevant provisions of the Residential Tenancies Act and is based on a viable interpretation of those provisions.
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 the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-092799-24 issued on February 13, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.