



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

Citation: Jakral Holdings v Dasig, 2026 ONLTB 23483

Date: 2026-03-24

File Number: LTB-L-093993-25-RV

In the matter of: C15, 2030 Barsuda Dr
Mississauga ON L5J1V8

Between: Jakral Holdings Landlord

and

Jose-Amadeo Dasig
Romina Dasig Tenants

Review Order

Jakral Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Jose-Amadeo Dasig and Romina Dasig (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-093993-25 issued on February 3, 2026. Only the Landlord's Legal Representative, Sharon Harris, attended the hearing.

On February 11, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 12, 2026, interim order LTB-L-093993-25-RV-IN was issued, staying the order issued on February 3, 2026.

The review request was heard by videoconference on March 16, 2026.

The Landlord and the Tenants, Jose-Amadeo Dasig ('JD'), on behalf of both Tenants, attended the hearing.

Determinations:

1. On the basis of the submissions made, I am not satisfied that the Tenants were not reasonably able to participate in the proceeding. Accordingly, the Tenants' request to review must be denied.
2. In the review request, the Tenants state that they were not reasonably able to participate in the January 26, 2026 hearing because they did not receive the notice of hearing, only the

Landlord's disclosure. However, at the review hearing, JD conceded that they had received the notice of hearing, but they misplaced it.

3. JD testified that the Landlord had told him he would be receiving the notice of hearing my mail or email and when he received it in the mail, he put it on the counter but when he went to retrieve it, it was not on the counter anymore. JD testified that he assumes he must have put it somewhere and he looked everywhere for it prior to the hearing but was unable to find it, so he did not have the login details to log onto the hearing.
4. Based on the evidence adduced at the hearing, I find that the Tenants had a reasonable opportunity to participate and did not exercise due diligence or chose not to attend the hearing. The Courts have affirmed that parties to a Board application are required to exercise due diligence to prepare for a Board hearing: *Q Res IV Operating GP Inc. v. Berezovs'ka*, [2017] O.J. No. 4863 (Div. Ct.), paragraph 8, which states:

If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.

5. Furthermore, there are reasons to doubt JD's claim. It was JD's testimony that he looked for the notice prior to the hearing and was unable to find it but he did not make any attempts to contact the Landlord or the Board for the login details or for another copy of the notice. JD only contacted the Landlord after he missed the hearing to inquire as to what he could do to preserve the tenancy. Had the Tenants been looking for the notice so that they could log into the hearing and been unable to locate it, it would be reasonable to assume that they would have contacted either the Landlord or the Board to ensure they had the information to attend the hearing.
6. Based on the above, I do not find that the Tenants exercised due diligence to ensure their participation in the proceedings. Therefore, the request to review based on the Tenants' allegation that they were not reasonable able to participate in the hearing is denied.

It is ordered that:

1. The request to review order LTB-L-093993-25 issued on February 3, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 12, 2026 is cancelled. The stay of order LTB-L-093993-25 is lifted immediately.

March 24, 2026
Date Issued

Candace Aboussafy
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.