



AMENDED ORDER
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-T-033525-25-RV-AM

In the matter of: 717, 370 STEELES AVE E
BRAMPTON ON L6W1A1

Between:	Estate of Henry Olejniczak	Tenant
	And	
	Ranee Management	Landlord

Amended Review Order

This order has been amended to correct a clerical error as reflected on the style of cause of this order.

Henry Olejniczak (the 'Tenant') applied for an order determining that Ranee Management (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-033525-25 issued on October 8, 2025.

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

On January 15, 2026 interim order LTB-T-033525-25-RV-IN was issued, staying the order issued on October 8, 2025

This review request was heard by videoconference on February 3, 2026.

Only the Landlord attended the hearing. The Tenant's daughter, Elizabeth Olejniczak (EO) attended the hearing.

EQ requested an adjournment which was denied. The Board is mandated to ensure the most efficient use of its time and resources and given the Tenant died, it was not reasonable to adjourn given the issue before me is whether the Tenant had a reasonable opportunity to participate in the hearing held on October 1, 2025.

Determinations:

1. The Tenant was alive when the hearing took place on October 1, 2025. EQ made submissions as to reasons the Tenant did not attend the hearing on October 1, 2025.

2. On the basis of the submissions made in the request and at the hearing by EQ, I am not satisfied that a serious error occurred in the proceedings and the Tenant was not reasonably able to participate in the proceeding because of the following:
3. EQ did not attempt or attend the hearing on October 1, 2025, and was not present when the Tenant allegedly attempted to join the conference on October 1, 2025. As such, she has no direct observation of the Tenant's technical difficulties he experienced while attempting to join the virtual hearing on October 1, 2025 nor was she able to corroborate the Tenant called the LTB for assistance.
4. Although EQ stated she's been involved assisting the Tenant prepare for the hearing, EQ testified she didn't know about the hearing on October 1, 2025 and was not assisting the Tenant on that day because they were not on speaking terms from September 1, 2025, to October 11, 2025 (Thanksgiving).
5. EQ stated the Tenant contacted the Board on the day of the hearing to obtain assistance because of technical difficulties. The Tenant's LTB file does have any notes from staff that corroborates EQ's submissions. The Board has administrative practises which such information is recorded and kept on the electronic LTB file. The Board also has administrative practises in place if a tenant joins the conference late and there's no information on the LTB Hearing Docket confirming the Tenant joined the conference or that the Tenant joined late. There's also no information on the order issued on October 8, 2025, which is also usual and expected practise for Members to include in the order even though the proceedings already took place. I find therefore, in the Tenant's absence, there's nothing to corroborate EQ's submissions.
6. The Board's Notice of Hearing (NoH) mailed to the Tenant identifies two methods a party may chose to join an LTB hearing, either through a Zoom videoconference link or by telephone. The Tenant did not attend by telephone which was an available method that does not require a familiarity or need of technical skills to navigate a computer.
7. This is not a situation where the Board made a procedural error nor is it an issue where the Tenant did not receive the NofH which was mailed to him on August 8, 2025.
8. For these reasons, the review request is denied.

It is ordered that:

1. The request to review order LTB-T-033525-25 issued on October 8, 2025 is denied. The order is confirmed and remains unchanged.

February 11, 2026
Date Issued

March 18, 2026
Date Issued

Sandra Macchione

Vice Chair, 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.