



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

File Number: LTB-L-065063-25-RV

In the matter of: Upper, 870 QUEENS AVE
LONDON ON N5W3H6

Between: Devin Ramdihal Landlord

And

Anne Ferraro Tenants
Ben Ferraro

Review Order

Devin Ramdihal (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Ferraro and Ben Ferraro (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was resolved by order LTB-L-065063-25 issued on October 21, 2025.

On January 6, 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 January 9, 2026 interim order LTB-L-065063-25-RV-IN was issued, staying the order issued on October 21, 2025.

This application was heard by videoconference on March 11, 2026.

Only the first named Tenant attended the hearing.

The Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

Request to Review

1. The Tenants requested a review of order LTB-L-065063-25 alleging the order contains a serious error.

2. The original order states “As of 3:17 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.”.
3. The Tenant testified this is a serious error as the Tenant were present although had technical difficulties. The Tenant testified she received technical assistance from the Board but by the time she was able to log into the hearing, the matter has been heard.
4. Upon review of the Board's records, the Tenant signed into the hearing room from a phone number. She was able to sign in, advise the moderator of her request to speak with Tenants Duty Counsel and her willingness to participate in mediation. The Board's records indicate the Tenant disconnected around 1:30PM.
5. Based on the sum of the Tenant's submissions, I am satisfied there is a serious error in the original order.
6. The request to review is granted. As a result, order LTB-L-065063-25 issued on October 21, 2025 was cancelled, and a new hearing was held to consider the merits of the original application.

Merits of the Original Application

7. Since Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The request to review order LTB-L-065063-25 issued on October 21, 2025 is granted.
2. Order LTB-L-065063-25 issued on October 21, 2025 is cancelled and replaced by the following:
3. The Landlord's application is dismissed.

March 24, 2026
Date Issued

Elena Jacob
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.