



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

File Number: LTB-L-083437-25-RV

In the matter of: 225 TINY BEACHES RD S
TINY ON L0L2J0

Between: REINER MATTHIAS GOEBEL Landlord

And

CALVIN HENDERSON Tenant
SARAH SYMONS

Review Order

REINER MATTHIAS GOEBEL (the 'Landlord') applied for an order to terminate the tenancy and evict CALVIN HENDERSON and SARAH SYMONS (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-083437-25 issued on February 18, 2026.

On March 17, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant submits that the order contains a remedy not appropriate in the circumstances. The Tenant requests that the termination of the tenancy be delayed. The Tenant may also be making a claim about their ability to participate in the proceeding. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
2. The Board Member's decision to grant relief from eviction in the amount of an approximately one-month delay before the tenancy terminates was an exercise of the Board Member's discretion and is entitled to deference. In the review request the Tenant provides information about a medical condition that worsened after the hearing. The decision regarding the reasonable amount of delay was based on the evidence led at the hearing. Board decisions are final and binding. The Board will only review an order that contains a serious error or when a party was not reasonably able to participate in the

proceeding. A review is not a continuation of the hearing stage nor is the purpose of a review request to provide relief from eviction. The Tenant had an opportunity at the hearing to provide evidence relevant to relief from eviction. The Board Member provided sufficient reasons for the decision to only provide a brief delay before terminating the tenancy and the result is in the range of reasonable outcomes. In those circumstances I am not satisfied that the order contains a serious error.

3. The Tenant may also be making a claim about their ability to participate in the proceeding. The Tenant says that during the hearing they were not able to process thoughts properly because of extreme hypertension. However, the Tenant also states that the Board Member asked the Tenant if they were able to continue with the hearing and the Tenant said yes. In *Lacroix v. Central-McKinlay International Ltd.*, 2022 ONSC 2807, the Divisional Court affirmed, at paragraph 11, that “it is incumbent on a party [who claims they were incapable of participating in the hearing] to raise the issue with the tribunal, or for there to be a basis on which the claim of incapability is grounded objectively in events at the hearing”. Based on the submissions in the request I am not satisfied that either can be said to be true in this case. The order reflects that the Tenant understood the relevant issues and provided testimony on those issues. Additionally, the Tenant does not make clear, other than events that occurred after the hearing, what the Tenant wanted to raise during the hearing but was unable to.

It is ordered that:

1. The request to review order LTB-L-083437-25 issued on February 18, 2026 is denied. The order is confirmed and remains unchanged.

March 18, 2026
Date Issued

Amanda Kovats
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.