



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

File Number: LTB-L-104594-25-RV

In the matter of: 1504, 388 Prince of Wales Drive
Mississauga ON L5B0A1

Between: Marlene Sabrina Sequeira Landlord

And

Owen Vongsamay Tenant

Review Order

Marlene Sabrina Sequeira (the 'Landlord') applied for an order to terminate the tenancy and evict Owen Vongsamay (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-104594-25 issued on February 24, 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. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. In the review request, the Tenant submitted that the order contained a serious error regarding the finding that the rent increase was valid. In particular, the Tenant submitted that the Landlord was permitted to submit a copy of the N1: Notice of Rent Increase after the hearing, which was considered, however, his submissions questioning the validity of the N1 were not. The Tenant submitted that the document the Landlord provided was only created after the hearing concluded.
2. Although the order references the Landlord's post-hearing submission and omits the Tenant's, I am not satisfied that this is a serious error which would affect the outcome of the decision. Having listened to the hearing recording, I am satisfied that there was sufficient evidence presented for a determination, on a balance of probabilities, that the N1 was properly served, even without considering the post-hearing submissions. The Landlord provided direct testimony which the Tenant did not contest in a substantial way. The Landlord had technical difficulties during the hearing but was able to show the

Member a copy of the N1 during the hearing by sharing her screen. This supports a finding that the N1 was in existence before the Tenant alleges it was created.

3. 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.

It is ordered that:

1. The request to review order LTB-L-104594-25 issued on February 24, 2026, is denied. The order is confirmed and remains unchanged.

March 19, 2026
Date Issued

Kate Sinipostolova
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.