



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

Citation: Tzortzis v Arhin, 2026 ONLTB 24296

Date: 2026-03-19

File Number: LTB-L-001534-26-SA-RV

In the matter of: APT 1, 593 WARDEN AVE
SCARBOROUGH ON M1L3Z4

Between: Nick Tzortzis Landlord

And

Ruby A Arhin Tenant

Review Order

Nick Tzortzis (the 'Landlord') applied for an order to terminate the tenancy and evict Ruby A Arhin (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on December 22, 2024 with respect to application LTB-L-090703-25.

This application was resolved by order LTB-L-001534-26 issued on January 12, 2026. The Tenant filed a motion to set aside the order. The Tenant's motion was resolved by order LTB-L-001534-26-SA , issued on February 17, 2026.

On March 18, 2026, the Tenant requested a review of order LTB-L-001534-26-SA.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. This review request is made on the ground of serious error.
2. The Tenant submits that the order does not account for a payment of \$200.00 made in February. Neither party gave evidence at the hearing that the Tenant had made any payment in February. The hearing took place on February 10, 2026 and the Tenant has not stated on which date she made this payment. In these circumstances I am not satisfied that it was an error not to mention this payment. The Member was not made aware of it and it may have been made after the hearing.
3. The rest of the review request continues to assert, as the Tenant did at the motion hearing, that the original order incorrectly states that the Tenant owes arrears for December 2025 and attempts to explain why the Tenant did not file a review request with

respect to the original order. The Tenant's view that this order is wrong and the Tenant's explanation as to why she did not challenge it are not relevant to this review request.

4. The review request does not identify any serious errors in the order or serious errors that occurred in the proceedings.
5. 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-001534-26 issued on February 17, 2026 is denied. The order is confirmed and remains unchanged.

March 19, 2026
Date Issued

Renée Lang
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.