



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

File Number: LTB-L-098996-25-RV

In the matter of: 30 COLLINGDALE RD
ETOBICOKE ON M9V3R1

Between: Josette Bazile Landlord

And

Paras Patel Tenant
Aruna Niranian

Review Order

Josette Bazile (the 'Landlord') applied for an order to terminate the tenancy and evict Paras Patel and Aruna Niranian (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 order issued by the Board on November 5, 2025 with respect to application LTB-L-070826-25.

This application was resolved by order LTB-L-098996-25-SA issued on February 18, 2026 as a result of a hearing held on January 26, 2026 where the Landlord and the Tenant, PP, attended.

On March 18, 2026, the Tenant, PP, requested a review of the order.

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

Determinations:

1. For the reasons that follow, the request to review is denied and the order remains unchanged.

REQUEST TO REVIEW

2. The request to review alleges the order contains a serious error – specifically that it fails to identify the Tenant's correct rental unit which, according to the Tenant, was a "separate rear extension unit behind the main house."
3. The problem with the Tenant's request is he attended the hearing and could and should have raised the issue before the presiding adjudicator, but it is not clear why the Tenant did not do so.

4. In the review request, the Tenant has confirmed his lease contains the same address as the order when he states “..yet the lease and the order reference only the main address and do not identify this specific unit...”
5. It is unclear what the impact of this “serious error” raised by the Tenant has on the issue of the breach and the delay in eviction.
6. 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 and the request to review is denied.

It is ordered that:

1. The request to review order LTB-L-098996-25-SA issued on February 18, 2026 is denied. The order is confirmed and remains unchanged.

March 20, 2026
Date Issued

Sonia Anwar-Ali
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.