



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

Citation: Ratnasingam v Selvanathan, 2026 ONLTB 24582

Date: 2026-03-20

File Number: LTB-L-076961-24-RV

In the matter of: 315 ETHERIDGE AVE
MILTON ON L9E1H7

Between: Sooriyakumar Ratnasingam Landlord

And

Sujan Selvanathan Former
Tenant

Review Order

Sooriyakumar Ratnasingam (the 'Landlord') applied for an order requiring Sujan Selvanathan (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-076961-24 issued on February 24, 2026.

On March 19, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The order under review dismisses the Landlord's L10 application because the Member was not satisfied that it is more likely than not that the Former Tenant caused the damage as alleged by the Landlord.
2. In the review request the Landlord asserts that there is evidence to show that he communicated with the Former Tenant immediately after the Former Tenant vacated the unit. This appears to be a challenge to the finding of fact in the order that the Landlord did not communicate with the Former Tenant about damage for three months after the Former Tenant vacated. However, the review request does not identify any error made in reaching this finding. The Landlord has submitted, with the review request, a witness statement that was taken on March 17, 2026. There is no indication that this evidence could not have been given at the hearing; the Landlord could have called this witness or

obtained their witness statement prior to the hearing. A review request is not an opportunity to present new evidence that a party neglected to provide at the hearing.

3. The Landlord also asserts that the photographs upon which the Landlord relied at the hearing were taken on July 1 and 3, 2024 and offers explanations as to why they were date stamped as being taken in August 2025. The Landlord does not assert that these explanations were provided at the hearing. The order states that the Landlord provided no explanation at the hearing.
4. The submissions in the review request essentially disagree with the order but do not identify any serious errors in the order or in the proceedings.
5. The review request indicates that being not reasonably able to participate in the proceedings is a ground for review but does not provide any information that would support such a determination.
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 or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-076961-24 issued on February 24, 2026 is denied. The order is confirmed and remains unchanged.

March 20, 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.