



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

Citation: Salvador-Cunanan v Blais, 2026 ONLTB 24628

Date: 2026-03-20

File Number: LTB-L-107347-25-RV

In the matter of: ensuite, 5008 Long Lake Road
Sudbury ON P3G1K9

Between: Suzanne Salvador-Cunanan Landlord

And

Melanie Blais Tenants
Trevor Hall

Review Order

Suzanne Salvador-Cunanan (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Blais (MB) and Trevor Hall (TH) (the 'Tenant') because:

- the Tenants have been persistently late in paying the Tenant's rent; and
- the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-107347-25 issued on March 12, 2026.

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

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

Determinations:

1. This review request is made on the ground of being not reasonably able to participate in the proceedings.
2. The hearing that gave rise to the order under review took place on March 2, 2026. Only the Tenant MB attended.
3. The Tenant TH submits that he was not able to attend the hearing due to work responsibilities. He submits that he had used up his vacation days, the hearing took place during the busy season at work, and that he could not afford to take any more days off of work.
4. On the basis of the submissions made in the request, I am not satisfied that the Tenant TH was not reasonably able to participate in the proceeding.

5. While I am mindful that being reasonably able to participate must be interpreted broadly, I am not satisfied that the Tenant TH had a genuine intent to participate in the hearing process. I say this because TH was aware of the hearing and made the active choice not to attend. TH chose to prioritize other commitments over the hearing.
6. Further, while the Tenant TH implies that he could not request time off of work for the hearing he does not say that and he has provided no documentation to support that he requested the day off of work.
7. My finding is consistent with the Board's approach in the following cases in which choosing to attend work rather than attending a hearing was found not to be grounds for review: TEL-82989-17-RV (Re), 2017 CanLII 84863 (ON LTB), TSL-75156-16-RV (Re), 2017 CanLII 28808 (ON LTB), and TNL-56542-14-RV (Re), 2014 CanLII 57970 (ON LTB).

It is ordered that:

1. The request to review order LTB-L-107347-25 issued on March 12, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.