



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

Citation: Stark v Bryce, 2026 ONLTB 24821

Date: 2026-03-23

File Number: LTB-L-094861-25-RV2

In the matter of: 4, 37 St Catharine Street
St Thomas On N5P2V7

Between: Julia Stark Landlords
Stark & Sons Apartments

And

Andrea Bryce Tenant

Review Order

Julia Stark and Stark & Sons Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Bryce (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-094861-25 issued on March 3, 2026. The Tenant requested a review of that order. The Tenant's review request was denied by order LTB-L-094861-25-RV issued on March 13, 2026.

On March 20, 2026, the Tenant requested a second review of order LTB-L-094861-25 issued on March 3, 2026.

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

Determinations:

1. This is the second review request filed by the Tenant for the same proceeding. The original order for this matter was issued on March 3, 2026. The Tenant requested a review of that order. The Tenant's review request was denied without a hearing by order LTB-L-094861-25-RV. The Tenants seek a second review of order LTB-L-094861-25 issued on March 3, 2026.

2. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
3. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. Some of circumstances in this case are sufficiently extraordinary to warrant waiving Rule 26.18.
4. The Tenant's initial review request largely restates her position on issues that were raised and addressed at the original hearing and again reflects disagreement with the Member's determinations. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review.
5. The Tenant now seeks to perfect her first review request with a second request raising allegations of procedural unfairness, including that the Landlord's witnesses were all in the same room while giving testimony. The hearing recording at 30:00 confirms that the witnesses were individually placed in separate breakout rooms. Accordingly, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
6. The review request further alleges that the Member is the Tenant's cousin, suggesting a possible bias. However, the allegation is unclear and does not raise a reasonable apprehension of bias.
7. For the above reasons, 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-094861-25 issued on March 3, 2026 is denied. The order is confirmed and remains unchanged.

March 23, 2026
Date Issued

Mayra Sawicki
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.