



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

File Number: LTB-L-101473-25-RV

In the matter of: 103, 35 GREENBRAE CIRCT
SCARBOROUGH ON M1H1P8

Between: 1883825 ONTARIO INC. Landlord

And

KIANA MITCHEL Tenant

Review Order

1883825 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KIANA MITCHEL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-101473-25 issued on February 24, 2026.

On March 23, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant's review request (RTR) claims the Tenant was not reasonably able to participate in the proceeding which took place on February 19, 2026.
2. The RTR claims the Tenant missed the hearing due "to financial hardship" after the Tenant's Ontario Works file was unexpectedly closed. The Tenant claims the noted closure caused serious financial instability and caused the Tenant to be overwhelmed.
3. While I am sympathetic to the Tenant's noted circumstances and mindful that being reasonably able to participate must be interpreted broadly, the Tenant appears to have been aware of the hearing but chose not to attend.
4. The Tenant did not send a representative/agent to the hearing to explain the Tenant's absence, nor did the Tenant file a request to reschedule the proceeding in advance of the hearing date. Based upon the limited information provided, I am thus not satisfied the Tenant was not reasonably able to participate in the proceeding. The RTR must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-101473-25 issued on February 24, 2026 is denied.
The order is confirmed and remains unchanged.

March 24, 2026
Date Issued

Peter Nicholson
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.