



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

File Number: LTB-L-100978-25-RV

In the matter of: Upper Unit, 14 Albert Avenue
Ridgetown ON N0P2C0

Between: Jennifer Marie Woods Landlord

And

Tressa Rowen Tenant

Review Order

Jennifer Marie Woods (the 'Landlord') applied for an order to terminate the tenancy and evict Tressa Rowen (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

This application was resolved by order LTB-L-100978-25 issued on March 20, 2026.

On March 24, 2026, the Tenant requested a review of the order.

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

Determinations:

1. In the review request, the Tenant provided submissions regarding the application and raised her own tenancy issues. The Board's review process is not an opportunity for a party to re-argue a matter that has been determined or to submit additional evidence, with the hope of achieving a different result. All evidence and submissions should have been presented during the initial hearing.
2. The Tenant did not identify what, if any, serious error was made in the proceedings or in the order. The Tenant did not identify what, if anything, prevented her from participating in the hearing held on March 17, 2026. The Tenant did not provide a reasonable explanation for why she left the videoconference in the middle of the hearing, or why she failed to upload the medical documentation required of her in the two months since the first hearing.
3. 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 Tenant was not reasonably able to participate in the proceeding. Given the procedural history and the Tenant's misleading statements as outlined in the order at paragraphs 1-10, I am not satisfied that this review request was made in good faith.
4. Therefore, the review request is denied.

It is ordered that:

1. The request to review order LTB-L-100978-25 issued on March 20, 2026, is denied. The order is confirmed and remains unchanged.

March 24, 2026
Date Issued

Kate Sinipostolova
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.