



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

File Number: LTB-L-024048-26-RV

In the matter of: UPSTAIRS FLOOR, 51 NAVENBY CRES
NORTH YORK ON M9L1B3

Between: MAHFOOZ AHMAD Landlord

And

MIRZA WARES AHMAD Tenant

Review Order

MAHFOOZ AHMAD (the 'Landlord') applied for an order to terminate the tenancy and evict MIRZA WARES AHMAD (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on October 31, 2025 with respect to application LTB-L-068529-25.

This application was resolved by order LTB-L-024048-26 issued on March 23, 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. The Tenant alleges that the order contains a serious error.
2. As outlined in order LTB-L-024048-26, the proper process for disputing an ex parte order is for the Tenant to file a Motion to Set Aside an Ex Parte Order – Form S2, which can be found at: <https://tribunalsontario.ca/ltb/forms/> under the Forms for Tenants section. The Tenant has until April 2, 2026 to file this motion. If the Tenant files this motion, the order will be stayed and the Board will schedule a hearing. If the Tenant wishes to file the motion after this date, the Tenant must file a Request to Extend Time to get permission to file the motion.
3. The motion to set aside an ex parte order process permits the Tenant to challenge the underlying basis of order LTB-L-024048-26 and/or the appropriateness of eviction.
4. Order LTB-L-068529-25 permits the Landlord to file an application under section 78 and it is not an error for the Board to issue an ex parte order based on the Landlord's application. As a result, the request to review must be denied, however, as noted above, the Tenant may file the motion to set aside to address the Tenant's dispute with respect to order LTB-L-024048-26.

5. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.

It is ordered that:

1. The request to review order LTB-L-024048-26 issued on March 23, 2026 is denied. The order is confirmed and remains unchanged.

March 25, 2026
Date Issued

Richard Ferriss
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.