



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

Citation: Tridico v Lapaine, 2026 ONLTB 25745

Date: 2026-03-25

File Number: LTB-L-005793-26-RV

In the matter of: 203, 441 QUEEN ST W
SAULT STE. MARIE ON P6A1A7

Between: Orlando Tridico Landlord

And

Babaine Lapaine Tenant

Review Order

Orlando Tridico (the 'Landlord') applied for an order to terminate the tenancy and evict Babaine Lapaine (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the Board on November 6, 2025 with respect to application LTB-L-043047-25-RV.

This application was resolved by order LTB-L-005793-26 issued on February 24, 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. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. This review request is made on the grounds of serious error and being not reasonably able to participate in the proceedings.
2. The hearing that gave rise to the order under review took place on February 11, 2026. The Tenant attended the hearing, at which the parties consented to the terms set out in the order.
3. The Tenant submits that they did not understand that they were not in front of an adjudicator and that at the hearing they wished to give evidence and submissions about why eviction would be unfair. The Tenant submits that they have limited education and no legal training that that they felt pressured into agreeing with what was proposed.
4. Essentially the Tenant submits that due to a variety of factors they were unfamiliar with the LTB's process. The Tenant had several opportunities to learn about the LTB's

process, including by obtaining legal advice or representation from their local legal clinic. Information about how to reach one's local legal clinic is included on the notice of hearing. Another opportunity would have been at the hearing, at which Tenant Duty Counsel was available. If the Tenant had received advice from a legal clinic or Tenant Duty Counsel they would have known that adjudicators conduct hearings and Dispute Resolution Officers conduct mediations and take consents. Also, at the outset of every hearing block, the adjudicator or one of the Dispute Resolution Officers explains what mediation is.

5. The Divisional Court has stated that "parties ought not to be easily able to revisit Board orders that have been made on consent. The effective resolution of matters that come before the Board will be greatly impaired if parties can continually seek to revisit issues that they have earlier agreed to resolve." (*Trust Construction Corporation v. McKie*, 2017 ONSC 4702)
6. The Divisional Court also stated that "The policy of the courts is to promote settlement. The discretion to refuse to enforce a settlement should be exercised rarely...agreements, and joint submissions, are serious and they should not be easy to simply overturn. To allow parties, after the fact, to raise claims they could have or allow second thoughts after an agreement is struck would cause unnecessary waste on our Tribunals and Courts. No one, even with an order, would feel safe to rely on what has been agreed to. This would not be a just result." (*Gent v. IMH Pool III LP*, 2017 ONSC 7230 CanLII)
7. The review request does not provide a sufficient reason to revisit the consent order. The Tenant has not stated that they did not understand the terms to which they agreed and they have not explained why they did not obtain easily available legal advice prior to agreeing to those terms.
8. 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.

It is ordered that:

1. The request to review order LTB-L-005793-26 issued on February 24, 2026 is denied. The order is confirmed and remains unchanged.

March 25, 2026
Date Issued

Renée Lang
Vice Chair, 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.