



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

File Number: LTB-L-103186-25-RV

In the matter of: 16 JUNIPER AVE
Toronto ON M4L1S2

Between: Derek Brian Smith Landlord
Ella Korets

And

Jeff Dunits Tenant
Gillian Ante

Review Order

Derek Brian Smith and Ella Korets (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Dunits and Gillian Ante (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-103186-25 issued on February 25, 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 submitted that they made the required payments in full but are finding it challenging to find new accommodations in the area and requested an extension of the termination date.
2. While I am mindful of the Tenant's submissions, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that relief from eviction under section 83 of the *Residential Tenancies Act, 2006* does not have a second, independent applicability at the review stage of the Board's process.
3. The Tenant did not identify what, if any, serious error was made in the order or in the proceedings. The Tenant did not identify what, if anything, prevented them from participating in the proceedings.

4. 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.
5. Moreover, the Tenant consented to the non-voidable termination date. Any payments the Tenant made do not affect the termination of the tenancy. The Tenant did not provide any reasonable basis for overturning the consent order.

It is ordered that:

1. The request to review order LTB-L-103186-25 issued on February 25, 2026, is denied. The order is confirmed and remains unchanged.

March 25, 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.