



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

Citation: Szakiel v Sheedy, 2026 ONLTB 21074

Date: 2026-03-25

File Number: LTB-T-068046-24-RV

In the matter of: 603, 208 ENFIELD PL
MISSISSAUGA ON L5B0G8

Between: Anna Szakiel Tenant

And

John Sheedy Landlord

Review Order

Anna Szakiel (the 'Tenant') applied for an order determining that John Sheedy (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. This application was resolved by order LTB-T-068046-24 issued on March 11, 2026.

On March 25, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord did not attend the hearing.
2. The Landlord's request to review does not allege that the Landlord was not reasonably able to participate in the proceeding.
3. The Landlord's request to review alleges that the order contains a serious error because it orders the Landlord to pay the Tenant \$902.10 while the Tenant purportedly owes the Landlord money in relation to order LTB-L-028212-24.
4. I am not satisfied that the order contains a serious error.
5. If the Landlord wanted the order to expressly identify that the amount ordered in favour of the Tenant be set off against the amount ordered in LTB-L-028212-24, the Landlord ought to have attended the hearing to make this request. The existence of order LTB-L-

028212-24 was not brought to the Board's attention during this proceeding and the Member did not err by failing to consider an order of which they were unaware.

6. Having said that, the Landlord may credit the amount owing to the Tenant towards the amount owing to the Landlord if money is still owing to the Landlord.
7. 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 or that a serious error occurred in the proceedings or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-068046-24 issued on March 11, 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.