



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

Citation: Syed v Banker, 2026 ONLTB 26247

Date: 2026-03-26

File Number: LTB-L-063543-25-RV

In the matter of: 525 Parkview
Cambridge ON N3H4Z9

Between: Khalid Zia Syed Landlord

And

Trudy Banker Tenant

Review Order

Khalid Zia Syed (the 'Landlord') applied for an order to terminate the tenancy and evict Trudy Banker (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was resolved by order LTB-L-063543-25 issued on March 17, 2026.

On March 25, 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 serious errors.
2. The first alleged error is with respect to the order's interpretation of section 51 of the Act.
3. Interpretation Guideline 8 - Review of an Order states that "A review is not an appeal" and, with respect to errors in law, it states:

The LTB will not exercise its discretion to review an order interpreting the RTA unless the interpretation conflicts with a binding decision of the Courts or is clearly wrong and unreasonable.

4. No binding Court decisions that directly speak to the issue identified in the request to review were cited in the request to review nor am I aware of any. I am also not

persuaded that the orders interpretation is clearly wrong or unreasonable. As a result, the request to review on this basis is denied.

5. The Tenant also alleges that the order contains a serious error because they believe the building is owned by a corporation rather than an individual. The deposit slip provided by the Tenant with a request to review is insufficient to show that the rental unit is owned by a corporation rather than an individual. In addition, the Tenant could have done a land registry search and submitted same as evidence at the hearing (or with the request to review) if this was a grounds upon which they wished to contest the application. While the above is sufficient to deny the request to review with respect to this alleged error, I also took the additional precautionary step of phoning the City of Cambridge Tax Department and was informed that the Landlord in this application is named as a Landlord in their records. As a result, I am not persuaded that there is an error in the order in this regard.
6. As a result, based on 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-063543-25 issued on March 17, 2026 is denied. The order is confirmed and remains unchanged.

March 26, 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.