



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

Citation: Vanmates Consulting Corp. v Maple Leaf Property Management, 2026 ONLTB 26422

Date: 2026-03-27

File Number: LTB-T-109564-25-RV

In the matter of: 88 BLOOR ST E
TORONTO ON M4W3G9

Between: Vanmates Consulting Corp. Tenant

And

Maple Leaf Property Management Landlord

Review Order

Vanmates Consulting Corp. (the 'Tenant') applied for an order determining that Maple Leaf Property Management (the 'Landlord') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was resolved by order LTB-T-109564-25 issued on March 24, 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. Vanmates Consulting Corp. did not attend the hearing on March 18, 2026 and as such their application was dismissed as abandoned. Vanmates Consulting Corp. says the following about their absence from the hearing:

2. On the basis of the submissions made in the request, I am not satisfied that Vanmates Consulting Corp. was not reasonably able to participate in the proceeding.
3. In *Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 (CanLII) the Court stated:

Lack of diligence in dealing with court proceedings is a reason for refusing to set aside an order where a party has failed to appear. In other words, it was not an error in law for the Review Board to find that lack of diligence constituted a reason not to grant the landlord a rehearing. If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.

4. The Board sent the notice of hearing to Vanmates Consulting Corp. on March 11, 2026 to the email address they provided in their application and couriered it by mail on March 12, 2026 to the mailing address provided in the application. After filing an application, applicants are expected to monitor the form of communication provided for any updates about their file. It was not diligent for Vanmates Consulting Corp. to not monitor their email or mail while away or to not take any steps to have it monitored by someone else.
5. While the notice period provided by the Board was shorter than average that is because on March 5, 2026, Vanmates Consulting Corp. filed a request to have the hearing expedited. The Board granted that request in an interim order LTB-T-109564-25-IN issued on March 10, 2026, and sent out the notice of hearing on March 11, 2026 and March 12, 2026. To stop monitoring their email address and mail in the same week that they filed a request to expedite also demonstrates Vanmates Consulting Corp.'s lack of diligence. Additionally, Maple Leaf Property Management attended the hearing thus demonstrating that the amount of notice was sufficient with the exercise of reasonable diligence.

It is ordered that:

1. The request to review order LTB-T-109564-25 issued on March 24, 2026 is denied. The order is confirmed and remains unchanged.

March 27, 2026
Date Issued

Amanda Kovats
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.