



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

Citation: Manchester v Fedontchouk, 2026 ONLTB 26723

Date: 2026-03-27

File Number: LTB-T-052799-25-RV

In the matter of: 4645 LLOYDTOWN-AURORA RD
KING ON L7B0E3

Between: Jennifer Manchester Tenant

And

Julia Fedontchouk Landlord
Vitali Fedontchouk

And

Francesco Barone Purchaser
Calogero Barone

Review Order

Jennifer Manchester (the 'Tenant') applied for an order determining that Julia Fedontchouk and Vitali Fedontchouk (the 'Landlord') and Francesco Barone and Calogero Barone (the 'Purchaser') gave a notice of termination in bad faith.

This application was resolved by order LTB-T-052799-25 issued on March 20, 2026.

On March 26, 2026, the Purchaser requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Purchaser's request to review largely restates the Purchaser's position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Purchaser's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. The Purchaser also alleges that the Member inappropriately interfered with their cross-examination of the Tenant. I have listened to the hearing recording and do not find that the Member inappropriately interfered in the hearing process. The Member interjected appropriately to refocus the hearing and to avoid irrelevant or repetitive questions.
5. 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 Purchaser was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-052799-25 issued on March 20, 2026 is denied. The order is confirmed and remains unchanged.

March 27, 2026
Date Issued

Richard Ferriss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.