



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

Citation: Kamrani v PHILLIPS, 2026 ONLTB 26791

Date: 2026-03-30

File Number: LTB-L-103882-25-RV

In the matter of: 46 MURRAYHILL CRT
Kitchener ON N2E1N9

Between:	Ehsan Kamrani	Landlord
	And	
	Troy Kenneth Phillips	Tenant

Review Order

Ehsan Kamrani (the 'Landlord') applied for an order to terminate the tenancy and evict Troy Kenneth Phillips (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-103882-25 issued on March 2, 2026.

On March 27, 2026, the Tenant 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.

Determinations:

1. The Tenant submits the order under review contains a serious error because the presiding Member found the N4 Notice of Termination to be valid. The Tenant claims the amount specified on the N4 Notice for unpaid rent is incorrect because of an agreement he had with the Landlord to deduct costs he incurred for tree removal. The Tenant also claims he paid the balance of the rent for the period specified on the N4.
2. The order shows the Tenant did not attend the February 24, 2026 Board hearing to provide evidence or make submissions. The request for review does not state the Tenant did not receive the Notice of Hearing nor does it claim the Tenant was not reasonably able to participate in the proceedings.
3. The Board's records show the Tenant was mailed the Notice of Hearing on January 27, 2026. In the circumstances, the Board was permitted to hear the Landlord's application in the Tenant's absence, pursuant to section 7 of the *Statutory Powers Procedure Act*.

4. While the Tenant disagrees with the findings in the order, the opportunity to challenge the Landlord's evidence and the validity of the N4 Notice was at the hearing stage of the proceedings not the review stage. It was not an error on the part of the Member to make findings based on the uncontested evidence of the Landlord. As such, the order does not contain a serious error and no serious error occurred in the proceedings.
5. The Board's review process is not a continuation of the hearing meant to provide parties an ongoing opportunity to present evidence and make arguments in the hopes of achieving a different outcome. As stated, the Tenant's opportunity to challenge the Landlord's evidence and the validity of the N4 Notice was at the February 24, 2026 Board hearing, not through the review process.
6. 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. Accordingly, the Tenant's request for review is denied.

It is ordered that:

1. The request to review order LTB-L-103882-25 issued on March 2, 2026 is denied. The order is confirmed and remains unchanged.

March 30, 2026
Date Issued

John Cashmore
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.

