



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

Citation: Huang v Chen, 2026 ONLTB 27525

Date: 2026-03-31

File Number: LTB-L-082176-25-RV

In the matter of: Basement Room A, 10 MARCHWOOD CRES
RICHMOND HILL ON L4C8M8

Between: Baohua Huang Landlord

And

Zheng Chen Tenants
Rui Zhou

Review Order

Baohua Huang (the 'Landlord') applied for an order to terminate the tenancy and evict Zheng Chen and Rui Zhou (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-082176-25 issued on March 4, 2026.

On March 30, 2026, the Tenants 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. This review request is made on the grounds of serious error and being not reasonably able to participate in the proceedings.
2. The hearing that gave rise to the order under review took place on January 20, 2026. The Tenants attended and gave evidence and submissions.
3. The Tenants submit that the Member refused to allow them to further cross-examine the Landlord about her parents' travel visas after an objection was raised by the Landlord's

representative. The recording does not support this submission. After the Landlord's representative objected to a question about the temporary stays permitted by the visas, the Member agreed the question was not relevant because it is the Landlord who is going to move into the unit not the Landlord's parents or parents-in-law. Immediately after this, the Tenant who was cross-examining the Landlord pointed out that the Landlord had not answered a question about a bedroom. If the Tenant wished to follow the objection with a relevant question as to how the temporary stay visas may affect the Landlord's personal use of the unit, they could have. They did not. They were not prohibited from asking this question. Instead they asked a different question, the result of which was repetitive evidence. At this point the Member appropriately terminated the Tenants' cross examination of the Landlord.

4. The Tenants submit that they were not reasonably able to participate in the proceedings because they requested, but did not receive, a Mandarin interpreter. The LTB's file shows that prior to the hearing the Tenants asked the Landlord's representative to secure an interpreter for them. This is not how a party obtains an interpreter. Also, three days before the hearing the Tenants filed a request for accommodation form asking that the LTB provide an interpreter. This form was actioned several weeks after the hearing. In any event, it was the wrong form.
5. At the hearing the Tenants requested an adjournment for the three reasons set out in the order. Notably the Tenants did not request an adjournment to obtain an interpreter. The Tenant Zheng Chen was able to participate in the hearing in English. The Landlord's representative had arranged for a Mandarin interpreter for the Landlord so a fair bit of the hearing was translated into Mandarin in any event.
6. Given that the Tenants did not follow the proper procedure to request that the LTB provide an interpreter, they did not request an adjournment at the hearing for the purpose of obtaining interpretation, one of the Tenants was able to participate in English, and a portion of the hearing was translated into Mandarin, I am not satisfied that the Tenants were not reasonably able to participate in the proceedings because a Mandarin interpreter was not provided for them.
7. 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 Tenants were not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-082176-25 issued on March 4, 2026 is denied. The order is confirmed and remains unchanged.

March 31, 2026
Date Issued

Renée Lang
Vice Chair, 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.