



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

Citation: Gill v Karamar, 2026 ONLTB 18327

Date: 2026-03-31

File Number: LTB-T-099583-23-RV

In the matter of: 606, 5 FRONTENAC RD
LONDON ON N5Z3Y2

Between: Gregory Gill Tenant

And

Sterling Karamar Landlord
Percy Zaifman Holdings C/O Sterling Karamar
Briarlane Rental Property Management Inc.

Review Order

Gregory Gill (the 'Tenant') applied for an order determining that Sterling Karamar, Percy Zaifman Holdings C/O Sterling Karamar, and Briarlane Rental Property Management Inc. (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-099583-23 issued on March 3, 2026.

On March 30, 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 a serious error because it does not determine whether the notices of entry posted on the Tenant's door were lawful. I am not persuaded that the order contains such an error in this regard as the order states at paragraph 22 "The Board's Rules expressly permit a notice of entry to be served by posting it on the tenant's door. I find there is no legal basis for the Tenant's position that this method of service was improper or inapplicable in this residential complex."

2. The Tenant's request to review also seeks to reargue that the notices of entry were not valid because the Tenant was unaware that the notices had been posted to their door. While the request to review ought to be denied in this regard because the request to review process is not for the purpose of taking a second run at arguments heard and already determined, the Tenant's arguments regarding notices of entry are also plainly wrong.
3. As noted in the order, the Rules permit notices of entry to be served by posting on the door to the rental unit. The case cited by the Tenant to supported their position, *Nobody v Ontario Civilian Police Commission*, 2016 ONSC 7261, has no application here. This case stands for the proposition that a faxed document sent and admittedly received on the last day of a limitation period should not be considered received outside the limitation period because the applicable legislation deems faxes to be received the following day. This has no bearing on the Rule allowing notices of entry to be served by posting on the door of the rental unit.
4. I am also not persuaded by the Tenant's arguments that the order contains a serious error because the notices of entry did not provide sufficiently detailed information with respect to the reason for entry. The Tenant states that the notices of entry said that the Landlord was entering for the purpose of doing repairs. This appears to be in accordance with subsection 27(1)1 of the Act. I should also note that the sufficiency of reasons appears to be immaterial given that the Tenant says they never saw them. I should also note that while the Landlord may have unlocked the door, they did not progress into the rental unit after the Tenant objected to entry. It is difficult to conceive of finding the Landlord to have unlawfully entered the rental unit in the circumstances of this case (i.e. where the Landlord served lawful notice and then refrained from progressing into the rental unit when the Tenant objected).
5. As a result, 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-099583-23 issued on March 3, 2026 is denied. The order is confirmed and remains unchanged.

March 31, 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.