



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

Citation: Deng v Acosta, 2026 ONLTB 26409

Date: 2026-04-01

File Number: LTB-L-093433-25-RV

In the matter of: 3501, 195 COMMERCE ST
CONCORD ON L4K0P9

Between: Jinghua Deng Landlord

And

Kristina Acosta Tenant

Review Order

Jinghua Deng (the 'Landlord') applied for an order to terminate the tenancy and evict Kristina Acosta (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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-093433-25 issued on March 31, 2026.

On March 31, 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 they were not reasonably able to participate in the proceeding.
2. In their request to review, the Tenant states that they did not attend the hearing of this matter and that they did not attend the hearing of the Landlord's L1 application, LTB-L-087464-25, on January 7, 2026 because of issues with their legal representative and because of medical emergency.
3. With respect to the issues related to their legal representative, the Tenant states that their legal representative was suspended and did not attend either hearing. I am not satisfied that the Tenant was not reasonably able to participate in the proceeding because of this. Firstly, whether their legal representative's license was revoked or not does not explain why the Tenant would not have attended the hearing. Secondly, the fact

that their legal representative did not attend the hearing on January 7, 2026 ought to have emphasized for the Tenant the necessity for them to attend the hearing on February 12, 2026. As a result, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding because of issues related to their legal representative.

4. With respect to the Tenant's allegation that they were not reasonably able to participate in the proceeding because of medical emergency, the Tenant states:

During the period of the hearings, I suffered an acute medical emergency. I am currently on long-term disability for diagnosed mental health conditions and physical disabilities. The stress of the legal proceedings, exacerbated by my representative's disappearance, led to a significant deterioration of my health, necessitating a new assessment at Mount Sinai Hospital.

5. This explanation does not provide sufficient information to explain why the Tenant did not attend the hearing. It does not describe the symptomology the Tenant was experiencing on the date of the hearing or how the symptomology prevented them from phoning into the hearing or attending the hearing by zoom.
6. 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-L-093433-25 issued on March 31, 2026 is denied. The order is confirmed and remains unchanged.

April 1, 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.