



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

File Number: LTB-L-023304-24-RV

In the matter of: 19 Queen Street West, Mississauga, Ontario, L5H 1L5

Between: Adriana Castelletto Landlords
Eddie Castelletto

And

Refer to attached Schedule 2 Tenant

Review Order

Adriana Castelletto and Eddie Castelletto (the 'Landlords') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

This application was resolved by order LTB-L-023304-24 issued on November 21, 2025.

On November 27, 2025, the Landlords requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Board dismissed the Landlords' application because the Landlords failed to attend the Case Management Hearing (CMH) held on October 2, 2025.
2. The Landlords allege that the Landlords were not reasonably able to participate in the proceeding because the Board did not make them aware of any developments after the application was filed, including the Deficiency Letter and the Notice of Hearing.
3. On the basis of the submissions made in the request, I am not satisfied that that a serious error occurred in the proceedings or that the Landlords were not reasonably able to participate in the proceeding.
4. I find that the Landlords had a reasonable opportunity to participate in the proceeding but were not diligent in pursuing the application (*Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 CanLII (Div. Ct.)).
5. The Board's records show that the Board made the Landlords aware of developments in the proceeding. On August 20, 2025, the Board sent the Landlords an email requesting their unavailable dates and giving them advance notice of the imminent scheduling of the

CMH. On August 26, 2025, the Board sent the Landlords the Notice of Hearing by email. The Board used the same email address the Landlords used to request the review. The Landlords had no difficulty receiving the hearing order by email at the same address.

6. . In *Berezovs'ka*, at para. 8, the Court noted that:

If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.

It is ordered that:

1. The request to review order LTB-L-023304-24 issued on November 21, 2025, is denied. The order is confirmed and remains unchanged.

April 1, 2026
Date Issued

Egya Sangmuah
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.

Schedule 2 - Tenants who are Affected by this Order: LTB-L-023304-24

Paul Venning
Sandra Surell