



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

Citation: Chu v Poulos, 2026 ONLTB 28220

Date: 2026-04-02

File Number: LTB-T-027215-26 and LTB-L-023619-25 -RV

In the matter of: 1A, 318 KING ST E
KINGSTON ON K7L3B4

Between: Michelle Chu Tenant

And

John and Cathy Poulos Landlord

Review Order

Michelle Chu (the 'Tenant') applied for an order determining that John and Cathy Poulos (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The Landlord applied for an order to terminate the tenancy and evict Michelle Chu (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Neither application has been resolved yet. On March 31, 2026, the Landlord filed a request for the applications to be heard together. That request was denied in an endorsement issued on March 31, 2026.

On April 1, 2026, the Landlord requested a review of the endorsement which denied the request to hear the applications together.

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

Determinations:

1. Rule 26.1 of the Board's Rules of Procedure establishes that any party may request a review of any order which makes a final determination of the party's rights. The endorsement denying the request to hear two applications together is purely procedural

in nature and does not make a final determination of a party's rights. The applications have not yet been resolved. The endorsement therefore cannot be the subject of a review. As the review request was not properly filed, it must be denied.

It is ordered that:

1. The request to review the endorsement issued on March 31, 2026 is denied.

April 2, 2026
Date Issued

Amanda Kovats
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.