



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

Citation: PAD Rentals v Long, 2026 ONLTB 16622

Date: 2026-04-02

File Number: LTB-L-090000-25-RV

In the matter of: 204 MCMAHEN ST
LONDON ON N5Y0A2

Between: PAD Rentals Landlord
Amandip Poonia

And

Bethany Long a.k.a. Beth Long Tenant

Review Order

PAD Rentals and Amandip Poonia (the 'Landlord') applied for an order to terminate the tenancy and Bethany Long a.k.a. Beth Long (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-090000-25 issued on March 6, 2026.

On April 1, 2026, the Tenant 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. The Tenant alleges that they were not reasonably able to participate in the proceeding. More specifically, the Tenant states that they were not given an opportunity to present their tenant issues under section 82 of the Act at either of the hearings on January 13, 2026 and February 9, 2026.
2. I have listened to the hearing recordings for both hearings. Although the Tenant had ample opportunity to state that they wished to raise Tenant issues at both hearings, at no point in time in either hearing does the Tenant state that they have any tenant issues that they wish to raise.
3. I am aware that the Tenant filed with the Board notice regarding tenant issues on January 6, 2026, however, it was incumbent on the Tenant to speak to this at either hearing date. It is not appropriate for the Tenant to lay silent and allow the hearing to conclude and then to raise this as a grounds for review.

4. I am not persuaded that the Tenant did not have the opportunity to raise their issues.
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-L-090000-25 issued on March 6, 2026 is denied. The order is confirmed and remains unchanged.

April 2, 2026
Date Issued

Richard Ferriss
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.