



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

Citation: Pettersen v Griffith, 2026 ONLTB 28344

Date: 2026-04-02

File Number: LTB-L-096865-25-RV2

In the matter of: 73 METCALFE ST
GUELPH ON N1E4X8

Between: Jennifer Pettersen Landlord

And

Dwight Griffith Tenant

Brenda Leblanc Interested
Party

Review Order

Jennifer Pettersen (the 'Landlord') applied for an order to terminate the tenancy and evict Dwight Griffith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-096865-25 issued on March 18, 2026. The Tenant requested a review of the order ('first review request'). The first review request was resolved without a hearing by order LTB-L-096865-25-RV issued on March 30, 2026.

On March 30, 2026, the Brenda Leblanc (the 'Interested Party') requested a second review of order LTB-L-096865-25.

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 request to review form indicates that the order that the Interested Party seeks to review was issued on March 30, 2026. The order issued on that date was order LTB-L-096865-25-RV. The second review request does not identify any errors in that order. Rather, the second review request submits that the Interested Party is a Tenant and that the Interested Party was not reasonably able to participate in the proceedings that took place on January 29, 2026. I therefore treat the second review request is a second request to review the order issued on March 18, 2026.

2. Rule 26.18 of the Board's Rules of Procedure provides that the LTB will not consider a further request to review the same order or to review the review order from the same requesting party. Rule A4.2 permits the Board to waive the application of any rule.
3. The Interested Party has not provided any information to support that she is a Tenant, such as an assertion that she is listed on the tenancy agreement. The Interested Party submits that the Landlord put her name on an N4 notice for a previous proceeding, LTB-L-065625-25. I note that the application in that file named only the Tenant as a Tenant. That the Landlord put the Interested Party's name on an N4 notice is not sufficient to conclude that the Interested Party is a Tenant.
4. Whether the Interested Party is a Tenant or is not a Tenant, her interests align with those of the Tenant. I note that at the hearing the Tenant referred to the Interested Party several times and gave information about her circumstances, presumably on her behalf. I therefore treat this as a second request to review the same order filed by the same party.
5. There is no reason to waive the application of Rule 26.18 in this case. The second review request asserts that the Interested Party was not given notice of the proceedings and was, for health reasons, unable to attend. However, the second review request also states that the Interested Party was with the Tenant during the course of the hearing. She was essentially present at the hearing. Either she or the Tenant could have interjected during the hearing to assert that she is also a Tenant. The Tenant could have called the Interested Party as a witness if there was evidence that the Interested Party could give. The second review request does not submit that due to health issues the Interested Party could not speak or give evidence. I note that the medical evidence filed with the second review request does not support that the Interested Party was unable to attend a videoconference/telephone hearing on the hearing date.
6. Rule 26.18 applies in this case and so the LTB will not consider the second request to review order LTB-L-096865-25.

It is ordered that:

1. The request to review order LTB-L-096865-25 issued on March 18, 2026 is denied. The order is confirmed and remains unchanged.

April 2, 2026
Date Issued

Renée Lang
Vice Chair, 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.