



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

File Number: LTB-L-093647-25-RV

In the matter of: 31 GLORY HILL RD
ST CATHARINES ON L2P0C7

Between: Rolake Fakunle Landlord

And

James Taylor Tenant

And

Kailyn Taylor Potential Party

Review Order

Rolake Fakunle (the 'Landlord') applied for an order to terminate the tenancy and evict James Taylor and Kailyn Taylor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-093647-25 issued on January 29, 2026.

On February 3, 2026, the Potential Party requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 4, 2026 interim order LTB-L-093647-25-RV-IN was issued, staying the order issued on January 29, 2026.

The review request was heard by videoconference on March 5, 2026.

The Landlord's legal representative, Nicholas Klingenby, and the Potential Party attended the hearing.

Determinations:

1. For the following reasons, the Potential Party's request for review must be denied.

2. I say this because the Potential Party is simply an occupant in the rental unit and therefore has no standing before the Board.
3. There is no dispute that the Tenant is the Potential Party's father and he unexpectedly moved out of the rental unit in early January 2026. The Tenant is the only named Tenant on the lease. The Potential Party lives in the rental unit along with her fiancée and her children.
4. The Potential Party has had limited contact with the Tenant since he moved out. She believes he is living in his car in the Windsor area and has been experiencing some health conditions. The Potential Party stayed in the rental unit because she believed the Tenant was continuing to pay the monthly rent. Now that the Landlord has brought an application for non-payment of rent, the Potential Party understands that the Tenant has failed to pay the ongoing monthly rent.
5. As the Tenant has failed to pay the ongoing monthly rent and the Potential Party has no standing before the Board, the request for review must be denied.

It is ordered that:

1. The request to review order LTB-L-093647-25 issued on January 29, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on is cancelled. The stay of order LTB-L-093647-25 is lifted immediately.

April 8, 2026

Date Issued

Laura Hartslief

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.