



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

Citation: Stonetown Co-operative Homes Inc. v Lander, 2026 ONLTB 29013

Date: 2026-04-08

File Number: LTB-C-004300-26-RV

In the matter of: 32, 728 QUEEN ST E
ST. MARY'S ON N4X1G2

Between: Stonetown Co-operative Homes Inc. Co-op

And

Lisa Lander Co-op
Member

Review Order

Stonetown Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Lisa Lander (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe because the Co-op Member failed to meet a condition specified in the order issued by the LTB on December 12, 2025 with respect to application LTB-C-010479-25-RV.

This application was resolved by order LTB-C-004300-26 issued on January 27, 2026. The Co-op Member filed a motion to set aside the order. The Co-op Member's motion was resolved by order LTB-C-004300-26-SA, issued on March 13, 2026.

On April 6, 2026, the Co-op Member requested a review of order LTB-C-004300-26-SA.

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 Co-op Member submits that because they were unable to upload/send documents properly on the hearing date they were not reasonably able to participate in the proceedings. The Co-op Member further submits that there is a serious error in the order or a serious error occurred in the proceedings because there is evidence that the LTB Member did not consider.
2. The two grounds for this review request are related. At the hearing the Co-op Member acknowledged that they had not served any evidence on the Co-op prior to the hearing

as required by the LTB's rules. The Co-op Member did not provide a satisfactory reason for not disclosing the evidence prior to the hearing and so the LTB Member did not accept this evidence. This was reasonable. Rule 19.7 of the LTB's Rules of Procedure provides that where a party does not comply with Rule 19.1 (which requires disclosure of documents to the other side at least seven days before the hearing), the LTB may refuse to accept the evidence that was not disclosed. Because the decision not to accept this evidence from the Co-op Member, I am not satisfied that the Co-op Member was not reasonably able to participate in the proceeding and I am not satisfied that the LTB Member erred by not considering this evidence.

3. The Co-op Member submits that they had poor reception during the hearing and that this affected their ability to meaningfully participate. The hearing recording does not support this submission. The Co-op Member could be heard clearly and at no time was the Co-op Member disconnected from the call.
4. The Co-op Member submits that the Member seriously erred by stating that the tenancy started in 2017 when it in fact started in 2014. At paragraph 14 of the order the LTB Member notes that this is a 9 year occupancy, implying that the tenancy began in 2017. This is not a material error. Whether this is a 9 year occupancy or a 12 year occupancy, the decision to delay lifting the stay to April 13, 2026 (a one month delay) is within the reasonable range of outcomes.
5. 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 Co-op Member was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-C-004300-26 issued on March 13, 2026 is denied. The order is confirmed and remains unchanged.

April 8, 2026
Date Issued

Renée Lang
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.