



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

Citation: Ibrahim v Q Res IV Operating GP Inc., 2026 ONLTB 29049

Date: 2026-04-08

File Number: LTB-T-018302-26-RV

In the matter of: 301, 1240 DONALD ST
GLOUCESTER ON K1J8R7

Between: Luuleey Adan Ibrahim Tenant

And

Q Res IV Operating GP Inc. Landlords
Enterprise Reit Operating LP
Rose Dagley

Review Order

Luuleey Adan Ibrahim (the 'Tenant') applied for an order determining that Q Res IV Operating GP Inc., Enterprise Reit Operating LP and Rose Dagley (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant; and
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards

This application has not yet been heard. On March 3, 2026, the LTB issued an endorsement denying the Tenant's request to shorten time to a hearing.

On April 2, 2026, the Tenant requested a review of the endorsement issued on March 3, 2026.

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

Determinations:

1. The decision under review is an endorsement that denied the Tenant's request for an expedited hearing of their T2/T6 application.

2. Rule 26.1 of the LTB's Rules of Procedure permits a party to file a review of any order that makes a final determination of the party's rights. An interim order or an endorsement may be the subject of a review but only if it makes a final determination of a party's rights.
3. The Tenant has submitted that endorsements granting or denying requests to shorten have frequently been the subject of requests to review before the LTB. As support for this the Tenant refers to TNL-71851-15-RV (Re), 2015 CanLII 76632 (ON LTB). This decision considered (and denied) a review of an endorsement denying a party's request to extend time to file a motion to set aside an order. As a result of the endorsement denying an extension of time, the tenant's motion to set aside an eviction order was not heard. This finally determined the tenant's rights because the eviction order remained in force, no motion to set it aside would be heard, and the LTB's Rules prohibited a subsequent request to extend time. Essentially the denial of the extension request was equivalent to a denial of the motion.
4. In the present case, the endorsement denies a request to expedite the hearing. This endorsement does not finally determine the Tenant's rights. The Tenant does not have a right to an expedited hearing. The endorsement does not affect the Tenant's ability to have their application heard. The effect of the endorsement is that the application will be heard in the ordinary course.
5. Because the endorsement does not make a final determination of any party's rights it cannot be the subject of a review. This review request was not properly filed and so it must be denied.

It is ordered that:

1. The request to review an endorsement for file LTB-T-018302-26, issued on March 3, 2026 is denied. The endorsement 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.