



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

Citation: Malik v Zahid, 2026 ONLTB 29098

Date: 2026-04-08

File Number: LTB-L-030182-24-RV2

In the matter of: BASEMENT UNIT, 50 LENTHALL AVE
SCARBOROUGH ON M1B2E8

Between: Iftikhar Ahmed Malik Landlord

And

Ruby Zahid Tenant
Chaudhry Zahid munir

Review Order

Iftikhar Ahmed Malik (the 'Landlord') applied for an order to terminate the tenancy and evict Ruby Zahid and Chaudhry Zahid munir (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-030182-24, issued on April 28, 2025.

The Tenant requested a review. The review was resolved by order LTB-L-030182-24-RV, issued on March 16, 2026, upholding the original order.

On April 7, 2026, the Tenant requested a second review.

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

Reasons:

1. The LTB's original decision, issued on April 28, 2025, granted the Landlord's application and terminated the tenancy.
2. The Tenant requested a review. The review was heard over the course of a long series of hearing dates. On March 16, 2026, the Landlord and Tenant Board (LTB) issued its decision, denying the review and upholding the original order.
3. The Tenant now requests either a second review of the April 28, 2025 decision, or a review of the March 16, 2026 review decision, or both.

4. Both possible reviews are prohibited by Rule 26.18, which 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.” The LTB has already considered whether the April 28, 2025 decision contained a serious error, and found that it did not. The Tenant may not challenge the same order a second time.
5. There is no reason for me to waive Rule 26.18 in this case. The March 16, 2026 decision thoroughly dealt with the review. The Tenant does not appear to be raising any new arguments in his second review. Furthermore, the second review request is incoherent, and does not set out anything that would constitute a legal error in either decision.
6. The Tenant’s request for review is denied. The Tenant may not file any further review requests in this matter.

It is ordered that:

1. The request to review is denied. The orders are confirmed and remain unchanged.

April 8, 2026
Date Issued

Dale Whitmore
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.