



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

Citation: 1040321 Ontario Inc v Gabriela, 2026 ONLTB 26080

Date: 2026-04-08

File Number: LTB-L-039901-25-RV

In the matter of: 1- 2 bedroom lower level, 388 GLENLAKE AVE
TORONTO ON M6P1G6

Between: 1040321 Ontario Inc Landlord

And

Bobadilla Gabriela Former
Mirna Ramirez Tenant

Review Order

1040321 Ontario Inc (the 'Landlord') applied for an order requiring Bobadilla Gabriela and Mirna Ramirez (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

1040321 Ontario Inc (the 'Landlord') applied for an order requiring Bobadilla Gabriela and Mirna Ramirez (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by order LTB-L-039901-25 issued on March 30, 2026.

On April 6, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord alleges that they were not reasonably able to participate in the proceeding because they were experiencing back pain and had the flu on the date of the hearing.
2. I am not persuaded that the Landlord was not reasonably able to participate in the proceeding. While I accept that the conditions described by the Landlord may have caused them some difficulty, and may have been grounds to request an adjournment, I am not persuaded that they prevented the Landlord from attending the hearing by telephone or by Zoom, even if it was just to request an adjournment.

3. As a result, 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 Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-039901-25 issued on March 30, 2026 is denied. The order is confirmed and remains unchanged.

April 8, 2026
Date Issued

Richard Ferriss
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.