



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

Citation: Grendel v Popkey, 2026 ONLTB 29259

Date: 2026-04-14

File Number: LTB-L-108944-25-RV

In the matter of: 1053 Bridlewood Dr
Brockville ON K6V7L1

Between: Feike Grendel Landlord

and

Ray Popkey
Nancy Popkey Tenants

Review Order

Feike Grendel (the 'Landlord') applied for an order to terminate the tenancy and evict Ray Popkey and Nancy Popkey (the 'Tenants') 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 Tenants remained in the unit after the termination date.

This application was resolved by order LTB-L-108944-25 issued on March 31, 2026.

On April 7, 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 asserts that the presiding Member's use of discretion to grant relief from eviction as opposed to delaying eviction was an unreasonable exercise of discretion.
2. Interpretation Guideline 8 - Review of an Order states that "A review is not an appeal" and states:

Orders granting relief from eviction (RTA s. 83(1)) or awarding specific remedies involve an exercise of the original hearing Member's discretion and are entitled to

deference. The LTB will not exercise its discretion to review these types of decisions where the result is within the range of reasonable, acceptable outcomes.

3. The presiding Member's findings are entitled to considerable deference. I am not satisfied that the Member's use of discretion is clearly wrong and unreasonable. The presiding Member determined that it was reasonable to deny the Landlord's request for eviction and provided sufficient reasons for her findings. She considered both parties' circumstances and found that the prejudice to the Tenants in granting eviction far outweighed the prejudice and unfairness to the Landlord. Although another Board Member may have exercised their discretion differently, the presiding Member's decision is entitled to deference.
4. As I am not satisfied that there is a serious error in the order, the review request must be denied.

It is ordered that:

1. The request to review order LTB-L-108944-25 issued on March 31, 2026 is denied. The order is confirmed and remains unchanged.

April 14, 2026

Date Issued

Candace Aboussafy

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.