



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

Citation: Q RES V OPERATING LP v WILLIAMS, 2026 ONLTB 29523

Date: 2026-04-16

File Number: LTB-L-075297-25-RV

In the matter of: 1212, 2777 KIPLING AVE
ETOBICOKE ON M9V4M2

Between: Q RES V OPERATING LP Landlord

And

JUNIOR WILLIAMS Tenants
DELVIN SOLOMAN

Review Order

Q RES V OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict JUNIOR WILLIAMS and DELVIN SOLOMAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-075297-25 issued on December 4, 2025.

On January 21, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 22, 2026, interim order LTB-L-075297-25-RV-IN was issued staying the order issued on December 4, 2025.

This review request was heard by videoconference on February 17, 2026.

The Landlord's legal representative, E. Barbati, and the Tenant, D. Soloman, attended the hearing

Determinations:

1. The Tenants did not attend the merits hearing held on November 25, 2025. After that hearing, a standard termination order was issued.

2. The Tenants filed their request for a review alleging that they were not reasonably able to participate in the hearing held on November 25, 2025.
3. In both the written request for a review, and at the review hearing, the Tenant, D. Soloman (DS) acknowledges that the Tenants received the notice of hearing.
4. In both the written request for a review, and at the hearing, DS said that he does not have a phone, he requested the help of his sister to connect to the hearing, and there was a technical problem on the day of the hearing.
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 Tenants were not reasonably able to participate in the proceeding for the following reasons.
6. DS' evidence was inconsistent, contradictory and confusing. He said that his sister helped him join the hearing through a zoom app. He said that after he had gotten disconnected, and then the zoom app froze, he went to a neighbour. However, in the written request for a review the neighbour permitted DS to use a phone. At the hearing, DS said that he was trying to connect on a neighbour's Tablet. In the written request, DS said that he went to the office to let the Landlord know immediately that he had technical problems connecting to the meeting. However, at the hearing DS said that "his children's mother", who does not live in the residential complex, went to the office to let them know that DS had a problem connecting with the meeting. DS was unsure of the exact date that his children's mother went to the office, nor was he explicit about what she told them, nor was he explicit about what they replied. In one version of events, DS said it was his sister that let the Landlord know about the technical problems. Neither DS' sister or his children's mother attended the hearing to testify.
7. DS also said that he has not paid any rent since November 2025 because he is not currently working. He said that he applied to the EPIC programme a few weeks ago to help him pay the arrears. He said that he also applied for OW.
8. Based on the above, I find that DS' evidence about his inability to participate in the hearing on November 25, 2025, is not credible, as it is inconsistent and confusing. He received the notice of hearing, and he was aware of the hearing. There is no evidence that DS contacted the Landlord to inform them about his problems with connecting to the hearing on November 25, 2025. In fact, DS did not even file his request for a review until over six weeks after the order was issued. That was the first time DS revealed to any one that he had any issue with attendance at the hearing on November 25, 2025. The Tenants have not paid rent since November, and DS did not disclose any change in circumstances that would permit him to pay the rent in full and on time going forward. I find that it is prejudicial to the Landlord to delay lifting the stay of the merits hearing order.

It is ordered that:

1. The request to review order LTB-L-075297-25 issued on December 4, 2025, is denied. The order is confirmed and remains unchanged.

2. The interim order LTB-L-075297-25-RV-IN issued on January 22, 2026, is cancelled. The stay of order LTB-L-075297-25 is lifted immediately.

April 16, 2026
Date Issued

Nancy Morris
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.