



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

Citation: Dhaliwal v Davis, 2026 ONLTB 30075

Date: 2026-04-10

File Number: LTB-L-108553-25-RV

In the matter of: Main Unit, 3 ALBION CRES
BRAMPTON ON L6T1L3

Between: Maninder (Mina) Dhaliwal Landlord

And

Michelle Davis Tenant

Review Order

Maninder (Mina) Dhaliwal (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-108553-25 issued on March 10, 2026. The application was discontinued to March 31, 2026.

On April 9, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The review request alleges that the order contains a serious error of fact and breaches procedural fairness, as the Tenant's evidence was not considered, thereby denying the Tenant a meaningful opportunity to be heard.
2. The Tenant was present at the hearing and did not advise the Member that they filed evidence they intended to rely on. This application relates to rental arrears. While the Tenant now alleges that evidence regarding rent payments, the accuracy of the Landlord's ledger, and whether arrears existed was not reviewed or considered, the application was discontinued on the basis that all rent had been paid in full to March 31, 2026. Accordingly, there are no arrears owing. The Tenant's evidence disputing the arrears would not have affected the outcome of the order. As such, there is no error in the order.
3. The review request also alleges that relevant factors under section 83 of the *Residential Tenancies Act, 2006*, the ("Act"), were not disclosed or considered resulting in prejudice.

4. The request for review does not identify any specific section 83 issues that were not considered. In the absence of identified circumstances, I find there is no error in the order.
5. The review request alleges that the Member did not consider additional applications filed for the same tenancy. However, the Board's records do not indicate that a request to combine was made, nor did the Tenant raise this issue at the hearing. Accordingly, the additional applications were not properly before the Member, and it is not an error that they were not considered.
6. The review request seeks an order requiring the Landlord to return funds to the Tenant. This issue was not properly before the Board and not raised as a section 82 consideration. The Tenant has the right to file a separate application with the Board.
7. For the above reasons, 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 Tenant was not reasonably able to participate in the proceeding. Accordingly, the Tenant's request to review must be denied.

It is ordered that:

1. The request to review order LTB-L-108553-25 issued on March 10, 2026 is denied. The order is confirmed and remains unchanged.

April 10, 2026
Date Issued

Mayra Sawicki
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.