



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

Citation: CAPREIT LIMITED PARTNERSHIP v SOROURI, 2026 ONLTB 30229

Date: 2026-04-13

File Number: LTB-L-007697-26-SA-RV

In the matter of: 1609, 500 MURRAY ROSS PKY
TORONTO ON M3J2Z3

Between:	CAPREIT LIMITED PARTNERSHIP	Landlord
	And	
	NADER SOROURI	Tenant

Review Order

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict NADER SOROURI (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on September 12, 2025 with respect to application LTB-L-055519-25.

This application was resolved by order LTB-L-007697-26 issued on April 2, 2026.

On April 10, 2026, the Tenant requested a review of the order.

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

Determinations:

The Review Request

1. In the review request, the Tenant asserts the April 2, 2026 order contains a serious error related to the Tenant's inability to articulate his position as the hearing. The Tenant claims that due to "significant financial and emotional stress" he was unable to "clearly and fully present my financial situation during the hearing."
2. 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 Tenant was not reasonably able to participate in the proceeding.

Was the Tenant Reasonably Able to Participate at the Hearing?

3. The Tenant attended the March 31, 2026 hearing. The April 2, 2026 order confirms the Tenant exercised his right and participated at the hearing, gave evidence related to his claims of fraud, employment and financial circumstances.
4. The Tenant did not ask to reschedule the hearing, or ask to adjourn the hearing, in accordance with the Board's Rules of Procedure. The Tenant also did not declare at the hearing his inability to participate in the hearing.

Serious Error

5. The Tenant claims serious error in the Order related to his lack of sufficient detail provided at the hearing about his expenses and financial obligations. This led to an inaccurate representation of his actual financial position.
6. The Board's Interpretation Guideline 8 discusses the situation whereby a party seeks to adduce new evidence on review and states: "The review will be dismissed unless the LTB is satisfied the new evidence could not have been produced at the original hearing...." In this case the Tenant does not claim new evidence but seeks an opportunity to enhance his previous evidence. It is clear, there is no new evidence that could not have been produced at the original hearing.
7. The Tenant participated at the hearing and had ample opportunity to provide fulsome submissions. Here, the Tenant seeks a new hearing to improve upon his submissions. Therefore, it cannot be said that the Order contains a serious error.
8. The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance.
9. Under these circumstances, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-L-007697-26 issued on April 2, 2026 is denied. The order is confirmed and remains unchanged.

April 13, 2026
Date Issued

Dana Wren
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.