



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

Citation: Lakeshore Realty Ltd. v Lambie, 2026 ONLTB 30307

Date: 2026-04-13

File Number: LTB-L-015625-26-SA-RV

In the matter of: 1, 9 BIRCHLEA AVE
ETOBICOKE ON M8W1E8

Between:	Lakeshore Realty Ltd.	Landlord
	And	
	Louis Lambie	Tenant

Review Order

Lakeshore Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Louis Lambie (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on September 11, 2025 with respect to application LTB-L-052227-25.

The Landlord's application was resolved by order LTB-L-015625-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015625-26.

This application was resolved by order LTB-L-015625-26-SA issued April 8, 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. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. Based on the submissions in the request, I am not satisfied that there is a serious error in the order, that a serious error occurred in the proceedings, or that the Tenant was not reasonably able to participate in the proceedings.
2. In the review request, the Tenant alleges a breach of procedural fairness on the basis that he was not provided a meaningful opportunity to present his evidence or give submissions, as he was continuously interrupted while speaking.
3. During the hearing, the Tenant indicated that he needed to review his bank records to determine whether he continued to breach the previous order. The Tenant did not submit

any documentary evidence. Instead, the Tenant requested an adjournment to review his records, which was denied by the Member. This application is made on the Tenant's motion, and parties are expected to be prepared to proceed with their motion materials. The Tenant's lack of preparation does not constitute a Board error.

4. With respect to the Tenant's allegation that he was not reasonably able to participate in the proceeding due to interruptions, I find that the Tenant attended the hearing and actively participated. While the Member interrupted to ask questions during the hearing, the Tenant provided fulsome submissions regarding his circumstances and proposed a payment plan. The Tenant was therefore provided procedural fairness. Additionally, the Tenant did not introduce documentary evidence or advise the Member that he had documents he intended to rely upon. This does not constitute a Board error.
5. Although the Tenant disagrees with the April 8, 2026 order, the order sets out a reasonable basis for the determinations made. As stated in Guideline 8 of the Board's Interpretation Guidelines, the Member's findings of fact are entitled to considerable deference. Reasonable determinations will not be interfered with on review.
6. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is nothing in the record to support a determination that the Member applied improper principles in assessing the evidence or that there was insufficient evidence before the Board to support its conclusions.
7. Accordingly, I am not satisfied that there is a serious error in the order, that a serious error occurred in the proceedings, or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-015625-26 issued on April 8, 2026 is denied. The order is confirmed and remains unchanged.

April 13, 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.