



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

Citation: 2585276Ontario Limited v Asiri, 2026 ONLTB 30473

Date: 2026-04-13

File Number: LTB-L-103788-25-RV

In the matter of: 503, 2354 EGLINTON AVE E
SCARBOROUGH ON M1K2N9

Between: 2585276Ontario Limited Landlord

And

Ali Ahmed Asiri Tenant
Asma A Alsukhaybir

Review Order

2585276Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Ahmed Asiri and Asma A Alsukhaybir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-103788-25, issued on April 2, 2026.

On April 13, 2026, the Tenant Ali Asiri requested a review of the order.

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

Reasons:

1. On the basis of the submissions made 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 proceeding.

Serious error

2. The proceeding was commenced on November 10, 2025 by way of an N4 notice of termination. The N4 alleged that the monthly rent was \$1712.43; that the Tenant had paid \$1,290.99 in October 2025, leaving a shortfall of \$421.44 for that month; and that the Tenant had not paid rent in November 2025.
3. On December 8, 2025, the Landlord filed this application to terminate the tenancy based on the N4. The application alleged that the Tenant had paid \$1,290.99 in October 2025, \$1,712.43 in November, 2025, and nothing in December, 2025. In other words, after the N4 was served, the Tenant paid November's rent but had not yet paid December's rent.

4. The application was heard on February 23, 2026. At the hearing, the Landlord said that the Tenant had paid December's rent the day after it filed the application, and had also paid January's and February's rent. The only amount outstanding was the \$421.44 shortfall from October.
5. On April 2, 2026, the Landlord and Tenant Board (LTB) issued an order for payment of the \$421.44 shortfall, rent for March and April, and the application filing fee.
6. The Tenant requests a review alleging that the Landlord gave false information to the LTB. He says that the Landlord told the LTB that he only paid \$1,290.00 for November 2025, when in fact he paid \$1,712.43 on November 13, 2025.
7. There is no merit to the Tenant's argument, because the Landlord did not tell the LTB that he paid \$1,290.00 for November 2025. It said that he paid \$1,290.00 for October, 2025. The Tenant's review request does not indicate that there was any error in that information.
8. The Landlord acknowledged the Tenant's November 13 payment of \$1,712.43, and the LTB accounted for it. The arrears arose in October, not November.
9. There is no error in the LTB having found, on the evidence before it, that the Tenant owed a \$421.44 shortfall from October 2025. There is nothing before me to suggest that the Landlord gave any inaccurate information to the LTB.

Reasonable ability to participate

10. The Tenant did not attend the February 23, 2026 hearing. In his review request, he says that "I did not attend... because I had maintained my regular rent payments and reasonably believed the matter was resolved. I was completely unaware that the landlord was continuing the eviction process based on an incorrect historical balance and the filing fee."
11. The Tenant's belief was not reasonable. He had been served with an N4 notice and an L1 application, both alleging that his rent was short by \$421.44 in October 2025. If he believed that he did not owe the \$421.44, he should have attended the hearing to say so. The fact that he paid his full rent in November, December, January, and February could not reasonably have led him to conclude that the arrears claimed for October were no longer at issue.
12. I am satisfied that the Tenant was reasonably able to participate in the hearing, but chose not to due to a lack of diligence on his part.

Result

13. As I am not satisfied that there is a serious error in the order or that the Tenant was not reasonably able to participate, the review will be denied.

It is ordered that:

1. The request to review order LTB-L-103788-25 issued on is denied. The order is confirmed and remains unchanged.

April 13, 2026
Date Issued

Dale Whitmore
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.