



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

File Number: LTB-L-105765-25-RV

In the matter of: 1107, 55 Maitland St
Toronto ON M4Y1C9

Between: Oef Village Green L.P. Landlord

and

Kevin Peckford Tenant

Review Order

Oef Village Green L.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Peckford (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 November 28, 2025 with respect to application LTB-L-075489-25.

This application was resolved by order LTB-L-105765-25 issued on January 6, 2026. This order was issued without a hearing.

On April 2, 2026, the Tenant requested to extend the time to file a motion to set aside an ex parte order. That request was denied by endorsement dated April 7, 2026.

On April 13, 2026, the Tenant requested a review of Endorsement LTB-L-105765-25, issued on April 7, 2026.

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

Determinations:

1. In the request, the Tenant states that the Member's decision was unreasonable because it mischaracterized her statements made in the request to extend time. Particularly, it refers to her use of the rental unit to store property.
2. While the Member may have made an error in characterizing the nature of her occupancy as that of storage as opposed to residential occupation is the assessment of prejudice, in my view, this is not a serious error because the result would be the same. In assessing the prejudice to the Tenant, the Member correctly considered that the Tenant has been regularly staying elsewhere.

3. Additionally, the fundamental basis for the Member's decision to deny the Tenant's request was grounded on the Tenant's own lack of diligence in checking their mail. While the request seeks to provide additional explanation as to why the Tenant was not checking mail, the purpose of the review process is not to supplement the initial request in the hopes of a different or more favourable outcome.
4. Based on the submissions made in the request, I am not satisfied that the Member's decision to deny the request to extend time is not clearly wrong or unreasonable. Accordingly, the request to review must be denied.

It is ordered that:

1. The request to review Endorsement LTB-L-105765-25, issued on April 7, 2026 is denied. The Endorsement is confirmed and remains unchanged.

April 13, 2026
Date Issued

Candace Aboussafy
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.