



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

Citation: SUN v VERMA, 2026 ONLTB 30507

Date: 2026-04-13

File Number: LTB-L-108538-25-RV

In the matter of: 8094 CITATION RD
NIAGARA FALLS ON L2H3H7

Between: PENGFEI SUN Landlord

And

LOKESH VERMA Tenant
GAGANDEEP SINGH

Review Order

PENGFEI SUN (the 'Landlord') applied for an order to terminate the tenancy and evict LOKESH VERMA and GAGANDEEP SINGH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-108538-25, issued on March 12, 2026.

On April 13, 2026, the Tenant Lokesh Verma 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.
2. The Landlord applied to terminate the tenancy because of rent arrears. At the hearing, the Tenant asked that eviction be postponed by three months. The Member found that a three-month delay would be unfair to the Landlord, because the Tenants' income was insufficient to meet their expenses so further arrears would accrue over the three months. The Member postponed eviction until April 30, 2026.
3. On review, the Tenant argues that they were not able to fully participate in the hearing because they were in India, so the hearing happened in the middle of the night and they were tired and stressed. They say that they were not able to clearly communicate their circumstances.

4. The purpose of a review is not to provide an opportunity for a party to present a different or better case. The Member decided the case on the evidence before them. The Tenant had notice of the hearing and was responsible for preparing for it, including being prepared to proceed at the time the hearing was scheduled. The fact that they were tired and stressed is not a basis for review.
5. Further, the review request does not identify any circumstances the Tenant could have put into evidence that could have changed the result. The Member found that the Tenants were not able to pay the rent. It was unfair to the Landlord to postpone eviction by three months while further arrears accrued. In their review, the Tenant says that their inability to pay arose after the Landlord increased the rent by 40%, which he was entitled to do since the unit was exempt from the normal rent increase limits. That circumstance was before the Member. The Tenant also says that the increase put them in "severe financial difficulty." The fact that they could not afford to pay the increased rent was also before the Member.
6. In short, the Tenants presented their case, and the Member considered all the circumstances and made a reasonable decision. The review will be denied.

It is ordered that:

1. The request to review order LTB-L-108538-25 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

