



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

**Citation:** Reed v Jones, 2026 ONLTB 30524

**Date:** 2026-04-13

**File Number:** LTB-L-009795-26-SA-RV

**In the matter of:** MAIN, 145 BOSTON AVE  
TORONTO ON M4M2T8

**Between:** Jeffrey Reed Landlord

**And**

Cassandra Jones Tenants  
Charlotte Jones

### **Review Order**

Jeffrey Reed (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Jones and Charlotte Jones (the 'Tenants') because the Tenants failed to meet a condition specified in the order issued by the Board on February 2, 2026 with respect to application LTB-L-079362-25-AM.

This application was resolved by order LTB-L-009795-26 issued on February 9, 2026.

The Tenants filed a motion to set aside order LTB-L-009795-26.

The motion was resolved by order LTB-L-009795-26-SA issued on April 1, 2026.

On April 12, 2026, the Tenants requested a review of the order.

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

### **Determinations:**

1. The Tenants' request to review largely restates the Tenants' position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

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. There is nothing in the

record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Tenants' disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. As a result, based on 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 Tenants were not reasonably able to participate in the proceeding.

**It is ordered that:**

1. The request to review order LTB-L-009795-26-SA issued on April 1, 2026 is denied. The order is confirmed and remains unchanged.

**April 13, 2026**

**Date Issued**

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Richard Ferriss

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.