



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

Citation: Sepulveda v Brown, 2026 ONLTB 30626

Date: 2026-04-14

File Number: LTB-L-002938-26- AM-SA-AM-RV2

In the matter of: 1815 FRANCOIS RD
WINDSOR ON N8W4S6

Between: Pablo Sepulveda Landlord

And

Jocelyn Brown Tenant
Ryan Brown

Review Order

Pablo Sepulveda (the 'Landlord') applied for an order to terminate the tenancy and evict Jocelyn Brown and Ryan Brown (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on October 30, 2025 with respect to application LTB-L-104347-24-RV.

This application was resolved by order LTB-L-002938-26 issued on January 19, 2026 and amended on January 23, 2026 by order LTB-L-002938-26-AM.

The Tenant filed a motion to set aside order LTB-L-002938-26-AM.

The motion was resolved by order LTB-L-002938-26-AM-SA issued on April 9, 2026 and amended on April 10, 2026 by order LTB-L-002938-26-AM-SA-AM.

On April 10, 2026, the Tenant requested a review of order LTB-L-002938-26-AM-SA-AM.

That request for review was resolved by order LTB-L-002938-26-AM-SA-AM-RV issued on April 13, 2026.

On April 13, 2026, the Tenant requested a review of order LTB-L-002938-26-AM-SA-AM for a second time.

A preliminary review of this second review request was completed without a hearing.

Determinations:

1. This is the second review request by the Tenant of the same order on the basis that they were not reasonably able to participate in the proceedings. The Tenant applied to review

order LTB-L-002938-26-AM-SA-AM on April 10, 2026, and this was denied by order LTB-L-002938-26- AM-SA-AM-RV without a hearing on April 13, 2026. The Tenant seeks a further review of order LTB-L-002938-26-AM-SA-AM on substantially the same basis.

2. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
3. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The request in this instance is in substance a request for a reconsideration of the same request to review and does not warrant waiving Rule 26.18.
4. Accordingly, the Board will not consider the Tenant's second request to review order LTB-L-002938-26-AM-SA-AM.

It is ordered that:

1. The request to review order LTB-L-002938-26-AM-SA-AM originally issued on April 9, 2026 and amended on April 10, 2026, is denied. The order is confirmed and remains unchanged.

April 14, 2026
Date Issued

Benjamin Seigel
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.