



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

Citation: Bedrosyan v Abdou, 2026 ONLTB 30785

Date: 2026-04-14

File Number: LTB-L-042786-25-RV

In the matter of: 3404, 208 QUEENS QUAY WEST
TORONTO ON M5J2Y5

Between:	Raffi Bedrosyan	Landlord
And		
	Mena Abdou	Tenant

Review Order

Raffi Bedrosyan (the 'Landlord') applied for an order requiring Mena Abdou (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was resolved by Member Endorsement LTB-L-042786-25 issued on March 13, 2026.

On April 10, 2026, the Landlord requested a review of the Member Endorsement.

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

Determinations:

1. The Member Endorsement dated December 9, 2025 required the Landlord to serve the application and notice of hearing on the Former Tenant by February 17, 2026 and to file a certificate of service regarding same by February 27, 2026 failing which the hearing could be cancelled and the file administratively closed.
2. The Landlord states in the request to review that they emailed the Former Tenant on January 9, 2026, however the Landlord does not state what they emailed to the former Tenant, the Landlord has not supplied any documentation to suggest the Former Tenant consented in writing to service by email during the tenancy, and the Landlord does not state if they received a response from the Former Tenant. As a result, there is insufficient

evidence to support a finding that the Landlord served the Former Tenant with the application and notice of hearing. Regardless, the Landlord did not file a certificate of service by February 27, 2026.

3. Although the Landlord's request to review alleges that the Member Endorsement cancelling the hearing and closing the file contains a serious error and that they were not reasonably able to participate in the proceeding, the Landlord does not explain why it was a serious error to close the file in light of the Landlord's noncompliance or how the Landlord was not reasonably able to participate in proceeding.
4. As a result, on the basis of 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 Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review Member Endorsement LTB-L-042786-25 issued on March 13, 2026 is denied. The Member Endorsement is confirmed and remains unchanged.

April 14, 2026
Date Issued

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.