



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

Citation: Prest v Main, 2026 ONLTB 31234

Date: 2026-04-15

File Number: LTB-L-030988-24-AM-RV

In the matter of: 11, 1360 Haist
Fonthill ON L0S1E0

Between: Philomena Prest Landlord

and

Philip Main Tenant

Review Order

Philomena Prest (the 'Landlord') applied for an order to terminate the tenancy and evict Philip Main (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-030988-24, issued on March 5, 2026 and amended on March 9, 2026.

On April 15, 2026, the Landlord requested a review of the order.

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

Determinations:

Request to Extend Time

1. The Landlord requested to extend the time to file a review request. The amended order was issued on March 9, 2026, and the Landlord sought to file this review request on April 15, 2026, which is more than 30 days since the amended order was issued, contrary to Rule 26.4 of the Board's Rules of Procedure.
2. The Landlord states that the reason for the delay is because the amended order was not actually sent to the parties until April 14, 2026. I find the Landlord's explanation for the delay to be reasonable in the circumstances. Therefore, the Landlord's request to extend time to file a review request is granted.

3. This is the second review request by the Landlord for the same proceeding. The original order for this matter was issued on March 5, 2026 and amended on March 9, 2026. The Landlord requested a review of the original order. That review request was denied by order LTB-L-030988-24-RV (the 'Review Order'). The Landlord now seeks a review of the amended order issued on March 9, 2026.
4. 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.
5. As stated in the review order, the LTB contacted the Landlord on March 13, 2026 and notified the Landlord of the amended order and provided the Landlord with an opportunity to amend their request to review to include submissions on the amendments in the amended order. The Landlord was given more than three weeks to amend their review request to include additional submissions pertaining to the amendments, but the Landlord failed to do so. If the Landlord did not have a copy of the amended order, they ought to have responded at that time and requested a copy of from the LTB. As the Landlord did not respond, the reviewing Member considered the request as a review of the amended order. Therefore, I find that Rule 26.18 applied in this case as a review request pertaining to the amended order by the Landlord has already been considered.
6. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The Landlord provides no explanation as to why they failed to respond to the LTB with respect to amending their request to include submissions on the amendments in the order. Additionally, nearly all of the submissions in the second request are not related to the amendments, but rather expensing disagreement with the determinations which were included in the original order.
7. Considering all of the above, I find that the circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18. Accordingly, the Board will not consider the Landlord's second request to review.

It is ordered that:

1. The request to review order LTB-L-030988-24, issued on March 3, 2026 and amended on March 9, 2026, is denied. The order is confirmed and remains unchanged.

April 15, 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.