



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

Citation: Homestead Land Holdings Limited v Ljubicic, 2026 ONLTB 31873

Date: 2026-04-17

File Number: LTB-L-004320-26-RV

In the matter of: 604, 1130 QUEENS AVE
OAKVILLE ON L6H2B6

Between: Homestead Land Holdings Limited Landlord

And

Nikola Ljubicic Tenants
Svetlana Ljubicic

Review Order

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nikola Ljubicic and Svetlana Ljubicic (the 'Tenants') because the Tenants did not pay the rent that the Tenant owe.

This application was resolved by order LTB-L-004320-26 issued on March 27, 2026.

On April 16, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The review request is filed on the basis that the order contains a serious error.
2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error or that a serious error occurred in the proceedings.
3. the Tenant seeks to challenge the Landlord's evidence respecting the arrears owed and submits that he was not given an opportunity to provide testimony. However, the Board's records indicate that the Tenants were properly served with a copy of the Notice of hearing and the Tenant attended the hearing. The records further indicate that the Tenant disconnected from the hearing and did not rejoin after being advised to do so by the Landlord's representative. In these circumstances, I find that the Tenant was provided with an opportunity to participate in the hearing but failed to do so. As a result, no testimony was provided. This does not constitute an error.

4. The remaining issues raised in the Tenant's request for review lack relevance to the matter before the Board. The Tenant requests that the Board conduct an investigation and raises various allegations regarding government conduct, including references to individuals who may or may not have been involved in the development of legislation. These allegations have no probative value and are not relevant to the issues in dispute.
5. The Tenant further refers to an AGI order and alleges that the Board failed to make inquiries under section 83 of the *Residential Tenancies Act, 2006*, the ("Act"). Paragraph 11 of the order addresses the Board's inquiry with respect to section 83 considerations. Accordingly, there is no error in the order.
6. The Tenant has failed to establish that there is a serious error in the order. While the Tenant disagrees with the Board's order, the opportunity to challenge the arrears owing was at the hearing stage not at the review stage of the proceedings. The purpose of the review process is not to provide parties with an opportunity of relitigating the issues in hopes of a better outcome.
7. As the Tenant has failed to establish that there is a serious error in the order, the request for review is denied.

It is ordered that:

1. The request to review order LTB-L-004320-26 issued on March 27, 2026 is denied. The order is confirmed and remains unchanged.

April 17, 2026
Date Issued

Mayra Sawicki
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.