



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

Citation: BASILE v DOWNEY, 2026 ONLTB 32098

Date: 2026-04-17

File Number: LTB-L-012218-26-RV

In the matter of: 5, 70 MACDONALD ST
ETOBICOKE ON M8V1Y4

Between:	Vicky Basile	Landlord
	And	
	Alan Downey	Tenants
	Neal Downey	

Review Order

Vicky Basile (the 'Landlord') applied for an order to terminate the tenancy and evict Alan Downey (AD) and Neal Downey (ND) (the 'Tenants') because the Tenants have been persistently late in paying their rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was resolved by order LTB-L-012218-26 issued on April 16, 2026.

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

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

Determinations:

1. This review request is made on the ground of being not reasonably able to participate in the proceedings.
2. The hearing that gave rise to the order under review took place on April 8, 2026. Neither of the Tenants attended. The Tenants did not send a representative.
3. The Tenant AD submits that they were not able to attend the hearing due to "blood clots in left leg unable to walk." This does not adequately explain why neither of the Tenants attended the hearing. Presumably only one Tenant had blood clots in their left leg. The review request does not explain why the other Tenant did not attend or why the Tenants could not send a representative. Further, the review request does not explain why the

Tenant with blood clots in their leg could not attend a telephone/videoconference hearing.

4. Paragraph “e” of Rule 26.8 of the Board’s Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing. The Tenants have not provided sufficient information to support a preliminary finding that they were not reasonably able to participate in the hearing.
5. On the basis of the submissions made in the request, I am not satisfied that the Tenants were not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-012218-26 issued on April 16, 2026 is denied. The order is confirmed and remains unchanged.

April 17, 2026
Date Issued

Renée Lang
Vice Chair, 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.