



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

Citation: Munana v Tugwood, 2026 ONLTB 32356

Date: 2026-04-20

File Number: LTB-L-097505-25-RV

In the matter of: 256 PALING AVE
HAMILTON ON L8H5J9

Between: Jules Munana Landlord

And

William Tugwood Tenant
Crystal White
Hayden Tugwood

Review Order

Jules Munana (the 'Landlord') applied for an order to terminate the tenancy and evict William Tugwood, Crystal White and Hayden Tugwood (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 application)
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 application) The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-097505-25 issued on April 1, 2026 pursuant to a hearing held on March 26, 2026 attended only by the Landlord and the Landlord's Legal Representative, Edwin Alexander.

On April 17, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant submits that there is a serious error contained in the order as the order does not account for a last month's rent deposit, as the Tenant paid the Landlord for water but received notices that the water bills were not paid, as the Tenant was locked out of the rental unit on March 21st, and as there were maintenance issues with the rental unit that were not addressed.

2. However, the Tenant did not attend the hearing to present evidence in respect of any of these issues. I note the application reflects that the Landlord was not holding a last month's rent deposit. This provided the Tenant notice of the Landlord's position they were not holding one.
3. I further note that there is no indication on the Tribunals Ontario Portal that the Tenant filed a written list of issues they intended to raise or evidence in relation to them as would be required to raise maintenance issues or other issues that could be subject of a Tenant's application pursuant to section 82 of the *Residential Tenancies Act*, 2006 in this matter.
4. The Tenant does not allege in their request they were unaware of the hearing or otherwise unable to reasonably participate in it. A review is not an opportunity to present evidence and submissions that could and should have been presented at the original hearing where a party has chosen not to attend. It is not an error for the presiding Member to have not considered evidence and submissions that were not before them.
5. 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.

It is ordered that:

1. The request to review order LTB-L-097505-25 issued on April 1, 2026 is denied. The order is confirmed and remains unchanged.

April 20, 2026
Date Issued

Benjamin Seigel
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.