



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

Citation: Norahan v Rezaeian, 2026 ONLTB 33130

Date: 2026-04-22

File Number: LTB-T-011193-26-RV

LTB-T-002303-26-RV

LTB-T-107681-25-RV

In the matter of: Basement, 355 Patricia Ave
Toronto ON M2R2M8

Between: Mohsen Rezaeian Landlords
Farnoosh Ghalamkari
Ali Ghalamkari

And

Mohamadjavad Norahan Tenant

Review Order

Mohamadjavad Norahan (the 'Tenant') applied for an order to determine whether the Residential Tenancies Act, 2006 (the 'Act') applies.

This application was resolved by order LTB-T-011193-26, LTB-T-002303-26, LTB-T-107681-25-25 issued on April 20, 2026.

On April 20, 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 alleges that the order contains a serious error because the Vice Chair did not permit the Tenant to introduce evidence that was not disclosed in accordance with the Rules.
2. I see no error in the Vice Chair's decision in this regard. Rule 19 is not in conflict with section 183 or section 202 of the Act as alleged by the Tenant.
3. I am also not persuaded that the Vice Chair determined that the Act did not apply based on the Agreement to Lease alone as alleged by the Tenant. It is clear from the order that the Vice Chair's determination was based on the Agreement to Lease AND her finding that the Landlord resided in one of the rooms in the basement of the residential complex.

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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-107681-25 issued on April 20, 2026 is denied. The order is confirmed and remains unchanged.

April 22, 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.