



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

Citation: Poole v Renee, 2026 ONLTB 33086

Date: 2026-04-22

File Number: LTB-L-104487-25-RV2

In the matter of: BACK UNIT, 197 ST LAWRENCE ST E
MADOC ON K0K2K0

Between: Karen Poole Landlord

And

Adele Renee Tenant
Zachary McGinn

Review Order

Karen Poole (the 'Landlord') applied for an order to terminate the tenancy and evict Adele Renee and Zachary McGinn (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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-104487-25 issued on March 19, 2026.

The Landlord requested a review of the order.

The request to review was resolved by order LTB-L-104487-25-RV issued on April 10, 2026.

On April 21, 2026, the Landlord requested a review of order LTB-L-104487-25-RV.

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

Determinations:

1. Rule 26.18 states:

26.18 The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.

2. Although the Board may waive the application of a rule, I do not find it appropriate to do so in this case. The Landlord is re-arguing that the Board used the reasoning in *TST-84913-17 (Re), 2017 CanLII 60859 (ON LTB)* instead of the legal test set out in the Act. It is clear from the original order and the review order that the Board used the reasoning in *TST-84913-17* to understand and apply the legal test set out in the Act rather than as a substitute for it.
3. 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-L-104487-25 issued on April 10, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.