



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

Citation: Khosa v Kular, 2026 ONLTB 33106

Date: 2026-04-22

File Number: LTB-L-109071-25-RV

In the matter of: 23 Moorhart cres
CALEDON ON L7C4J5

Between: Veerpal Kaur Khosa Landlords
Baljinder Khosa
Angrej Khosa

And

Avtar Singh Kular Tenants
Parveen Kaur Kular

Review Order

Veerpal Kaur Khosa, Baljinder Khosa and Angrej Khosa (the 'Landlords') applied for an order to terminate the tenancy and evict Avtar Singh Kular and Parveen Kaur Kular (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-109071-25 issued on April 7, 2026.

On April 17, 2026, the Tenant Parveen Kaur Kular 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. However, the submissions in the request appear to allege that there are serious errors in the order.
2. The Tenant who filed this review request attended the hearing that gave rise to the order under review.
3. The order terminates the tenancy for arrears. The eviction/termination is voidable if the Tenants pay the full amount owing by the termination date or before the order is enforced.
4. The Tenant submits that the decision is based on an assumption that the Tenants' household income was sufficient to address the arrears but they did not do so. This

mischaracterizes what the order says. The order notes that the Tenant testified that their household income was \$5,000.00 per month and the Tenant did not explain why they paid only \$1,000.00 to the Landlord since December 2025. What concerned the Member is not that the Tenants did not pay off arrears but that they did not pay more than \$1,000.00 over a three month period although it appears they could have paid more. It was reasonable for the Member to consider this when deciding whether to grant relief from eviction.

5. The Tenant also submits that the Tenants cannot afford to void the order. I interpret this to be an allegation that the Member exercised their discretion under s. 83 of the *Residential Tenancies Act, 2006* (the 'Act') unreasonably. The Member considered the amount of arrears, the Tenants' ability to pay, and the Landlords' circumstances. The decision not to grant relief from eviction was reasonable.
6. 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 Tenants were not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-109071-25 issued on April 7, 2026 is denied. The order is confirmed and remains unchanged.

April 22, 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.