



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

Citation: Matheson v Li, 2026 ONLTB 33142

Date: 2026-04-22

File Number: LTB-T-096728-24-RV

In the matter of: 389 Lincoln Street
Welland ON L3B4N6

Between:	Ilona Matheson	Tenant
	And	
	Tatiana Li	Landlord

Review Order

Ilona Matheson (the 'Tenant') applied for an order determining that Tatiana Li (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 application)

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 application)

These applications were resolved by order LTB-T-096728-24 issued on March 23, 2026.

On April 21, 2026, the Tenant 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 grounds of serious error and being not reasonably able to participate in the proceedings.
2. The hearing that gave rise to the order under review took place on March 12, 2026. The Tenant attended the hearing.
3. The Tenant submits that they were not sufficiently prepared for the hearing of these applications because they only discovered the notice of hearing in their email the day

before the hearing. The order does not state that the Tenant requested an adjournment. The Tenant does not submit in the review request that they requested an adjournment. In any event, an adjournment request that was made because of a failure to check one's email would not likely be granted. That the Tenant failed to check their email prior to the day before the hearing is not a serious error of the LTB and it does not support a submission that the Tenant was not reasonably able to participate in the proceedings.

4. The Tenant submits that the Member seriously erred by making an unreasonable finding that the basement flooding was addressed by the Landlord in a timely manner. The Tenant submits that the flooding was first reported in the spring of 2022 and was addressed in December 2025. This mischaracterizes the evidence and submissions given at the hearing and the order itself. At paragraph 53 the order notes that the Tenant provided background about a leak in the basement in 2022 and that the Tenant did not seek a remedy with respect to this leak. The Member did not consider this to be a problem that persisted for three and a half years because that is not how it was presented.
5. The remainder of the review request does not identify any serious errors by the LTB. The remainder of the request either disagrees with the determinations in the order, seeks to adduce evidence not given at the hearing, or complains about the Landlord's conduct. These are not the proper subjects of a review request.
6. The review request also states that the Tenant has not heard the outcome of a review request made in a different matter: LTB-L-033189-25. A review of that file reveals that the Tenant was sent a denial of their request to extend time to file the review on October 9, 2025.
7. 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-096728-24 issued on March 23, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.