



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

Citation: Michael v Jimenez Kaiser, 2026 ONLTB 33288

Date: 2026-04-23

File Number: LTB-T-012917-24-RV

In the matter of: 1406-UNIT 2, 511 THE WEST MALL
ETOBICOKE ON M9C1G5

Between: Jay Michael

Tenant

APR. 23, 2026

And

Maria Jimenez Kaiser

Landlord

Review Order

Jay Michael (the 'Tenant') applied for an order determining that Maria Jimenez Kaiser (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was resolved by order LTB-T-012917-24 issued on March 30, 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. The Tenant's application was discontinued because the Tenant did not pay the costs into the Board that the Tenant was ordered to pay in relation to order LTB-T-097802-23.
2. The Tenant alleges it was an error to discontinue the application because order LTB-T-097802-23 has been stayed.
3. I am not persuaded that there is an error in the order for the following reasons. Firstly, order LTB-T-097802-23 was not stayed when order LTB-T-012917-24 was issued on March 30, 2026 because the notice of appeal for LTB-T-097802-23 is dated April 4,

2026. Secondly, while the Tenant has emailed the notice of appeal to the Board, the Tenant has not submitted any evidence to show that the notice of appeal was filed with the Divisional Court and has not filed a certificate of stay to show that the order has been stayed.

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-012917-24 issued on March 30, 2026 is denied. The order is confirmed and remains unchanged.

April 23, 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.