



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

Citation: Zhang v Fraihat, 2026 ONLTB 33380

Date: 2026-04-23

File Number: LTB-L-109354-25-RV

In the matter of: 4309 GOLDENROD CRES
MISSISSAUGA ON L5V3C3

Between: Cailian Zhang Landlords
Cong Liu

And

Azzam Fraihat Tenants
Intessar Zayed

Review Order

Cailian Zhang and Cong Liu (the 'Landlords') applied for an order to terminate the tenancy and evict Azzam Fraihat and Intessar Zayed (the 'Tenants') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith require possession of the rental unit for the purpose of residential occupation.

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-109354-25 issued on March 31, 2026.

On April 22, 2026, the Tenants requested a review of the order.

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

Determinations:

1. The review request essentially alleges that the Member exercised her discretion under s.83(1) of the *Residential Tenancies Act, 2006* (the 'Act') unreasonably by granting a postponement of eviction for only two months whereas the Tenants requested a lengthier delay.
2. The order demonstrates that when the Member was deciding whether to grant relief from eviction and how long the delay should be, the Member considered the Tenants' circumstances (at paragraphs 9, 10, and 19) and the circumstances of the Landlord and

the Purchaser (at paragraph 19). The delay of two months is within the range of reasonable outcomes given the relevant circumstances of all of the parties.

3. The review request also submits that the Member failed to consider the Purchaser's good faith. This was not a contested issue in the hearing. The Tenants did not challenge the Purchaser's good faith and so the Member was entitled to rely on the Purchaser's declaration and testimony to conclude that they intend in good faith to occupy the rental unit.
4. 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.

It is ordered that:

1. The request to review order LTB-L-109354-25 issued on March 31, 2026 is denied. The order is confirmed and remains unchanged.

April 23, 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.