



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

Citation: 1756392 Ontario Ltd. v Armenio, 2026 ONLTB 33345

Date: 2026-04-24

File Number: LTB-L-067999-25-RV

In the matter of: 8, 200 KEELE ST
TORONTO ON M6P2K2

Between: 1756392 Ontario Ltd.

Landlord

And

Peter Armenio
Terrie-Anne Armenio

Tenant

Review Order

1756392 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Armenio and Terrie-Anne Armenio (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-067999-25 issued on February 13, 2026.

On March 12, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 13, 2026, interim order LTB-L-067999-25-RV-IN was issued, staying the order issued on February 13, 2026.

This application was heard by videoconference on April 22, 2026. Only the Landlord's Agent, Simon Gitalis, and the Landlord's Representative, Liam Walker, attended the hearing.

As of 1:54 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

Preliminary Issue:

1. Olivia Dooley attended the hearing to confirm, on the record, that she and her office were not retained by the Tenants despite receiving a notice of hearing. She asked that the record reflect this. I noted this and permitted Ms. Dooley to leave the hearing room.

Tenants' Request to Review

2. The Tenants did not attend the hearing.
3. Interim Order LTB-L-067999-25-RV-IN issued March 13, 2026, advises the Tenants that if they fail to attend the hearing, this may be considered an abuse of process and may result in costs being ordered against the Tenants.
4. The Landlord's Representative made submissions that the Tenants' failure to attend to defend their request to review is an abuse of process. The arrears are \$70,000.00, and he believes this step was taken to extend the timeframes preventing the Landlord from enforcing the eviction. He notes there is significant prejudice to the Landlord as a result of the Tenants' failure to pay their rent. The Representative seeks an order for the Landlord's costs and/or an administrative fine.
5. When consider the reasons for ordering Board costs, one of the reasons for doing so is to discourage inappropriate practices and conduct by parties (see Interpretation Guideline #3).
6. Given that the Tenants failed to attend to defend their request to review, I am of the view that a Board order for costs is appropriate to discourage inappropriate conduct. The conduct here is filing a review, in which the Landlord's Agent and Representative attended the hearing, but failing to attend the review the Tenants requested. I am not persuaded that ordering costs to be paid to the Landlord is an appropriate remedy, because the rental arrears are already well beyond the monetary jurisdiction of the Board and it appears that the Tenants are either unwilling or unable to pay their rent.
7. In my view, a Board fine of \$250.00 is appropriate in the circumstances to discourage the Tenants from failing to attend to defend their position/review in the future.
8. Since the Tenants did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-067999-25 issued on February 13, 2026, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on March 13, 2026, is cancelled. The stay of order LTB-L-067999-25 is lifted immediately.
3. On or before May 8, 2026, the Tenants shall pay to the Landlord and Tenant Board an administrative fine in the amount of \$250.00.

April 24, 2026
Date Issued

Jane Dean
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.

The fine/costs can only be paid by money order, bank draft or certified cheque, payable to the "Minister of Finance". This can be mailed/couriered to the LTB at 25 Grosvenor Street, Ground Floor, Toronto, ON M7A 2G6 or dropped off at most Service Ontario locations. Note, Service Ontario cannot accept cash, debit, or credit card payments.