



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

Citation: 190 Clark Apartments Limited v Mckenzie, 2026 ONLTB 33839

Date: 2026-04-24

File Number: LTB-L-005105-26-RV

In the matter of: 504, 190 CLARK BLVD
BRAMPTON ON L6T4A8

Between: 190 Clark Apartments Limited Landlord

And

Cemarcia Mckenzie Tenant

Review Order

190 Clark Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Cemarcia Mckenzie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-005105-26 issued on April 15, 2026.

On April 23, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. I considered the review form itself as well as an attached pdf document.

Determinations:

1. The order under review is a standard order for eviction for arrears with a delayed termination date. The order was issued on April 15, 2026 and the termination date is April 30, 2026.
2. The Tenant's review request states that the order does not give them sufficient time to vacate the unit.
3. The order demonstrates that the Member considered the length of the tenancy and the Tenant's circumstances as well as the amount of the arrears. I am not satisfied that the Member's exercise of discretion under s.83(1) of the *Residential Tenancies Act, 2006* was unreasonable. That the Member chose a termination date that is not as long as the Tenant wished for is not unreasonable.
4. The remainder of the review request states that the Tenant had hoped for a payment plan and gives information about the Tenant's efforts to improve their financial situation.

The Tenant's hopes and their efforts after the hearing date are not reasons to re-visit an order.

5. 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.

It is ordered that:

1. The request to review order LTB-L-005105-26 issued on April 15, 2026 is denied. The order is confirmed and remains unchanged.

April 24, 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.