



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

File Number: LTB-L-027490-26-RV

In the matter of: 28 HIRONDELLE PL
NORTH YORK ON M3A1V8

Between: Hejin Wang Landlord

And

Antonio Rigitano Tenant

Review Order

Hejin Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Antonio Rigitano (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on January 30, 2026 with respect to application LTB-L-109169-25.

This application was resolved without a hearing by order LTB-L-027490-26 issued on April 2, 2026.

On April 24, 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 submits that they have received a notice to vacate with respect to this matter and that they believe this is a mistake as they have a hearing scheduled for May 21, 2026.
2. The hearing on May 21, 2026 is for a different matter, LTB-L-068762-25. The hearing on May 21, 2026 is a hearing of the Tenant's request to review order LTB-L-068762-25. That hearing has nothing to do with the order in this matter, order LTB-L-027490-26 issued on April 2, 2026.
3. The Tenant has not identified any serious errors with respect to order LTB-L-027490-26.
4. On the review form the Tenant indicates that they were not reasonably able to participate in the proceedings. Order LTB-L-027490-26 is an order issued pursuant to s.78 of the *Residential Tenancies Act, 2006* (the 'Act'). It is properly an *ex parte* order. *Ex parte* orders are issued without notice to, or participation by, the other party. It was appropriate for the Tenant not to be given notice that this order would be issued and it was

appropriate for there to be no hearing before this order was issued. I therefore cannot find that the Tenant was not reasonably able to participate in the proceedings. The Tenant had no legal right to participate in the proceedings that resulted in the *ex parte* 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 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-L-027490-26 issued on April 2, 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
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.