



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

Citation: Armstrong v Belmore, 2026 ONLTB 34468

Date: 2026-04-27

File Number: LTB-L-001549-26-RV

In the matter of: B, 331 Bethune St
THUNDER BAY ON P7C2G5

Between: Deborah Armstrong Landlord

And

Brenda Belmore Tenant

Review Order

Deborah Armstrong (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Belmore (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was resolved by order LTB-L-001549-26 issued on April 24, 2026.

On April 27, 2026, the Landlord's son Michael McNabb (MM) requested a review of the order.

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

Determinations:

1. To summarize, the Landlord's L2 application was dismissed by order LTB-L-001549-26 issued on April 24, 2026. The presiding Member found the Continuing Power of Attorney for Property (POA), relied on at the March 24, 2026 hearing, to be fatally flawed as per the Substitute Decisions Act, 1992, S.O. 1992, c. 30, s. 10.
2. In the review request, MM states that the order contains a serious error with the determination relate to his authority. His mother has completed a new Power of Attorney.
3. The Member's determination with respect to the validity of the documents relied on by MM at the original hearing was based on an analysis of the documents at the hearing. The Member's finding that the documents lacked sufficient and credible data falls within a reasonable range of outcomes.

4. In my view, the fact that the Landlord has created a new POA does not cure the fatal flaws determined at the original hearing. Therefore, it cannot be said that the April 24, 2026 order contains a serious error.
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.

It is ordered that:

1. The request to review order LTB-L-001549-26 issued on April 24, 2026 is denied. The order is confirmed and remains unchanged.

April 27, 2026
Date Issued

Dana Wren
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.