



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

File Number: LTB-L-077474-24-RV
LTB-L-014121-25-RV
LTB-T-004785-25-RV
LTB-T-019044-25-RV

In the matter of: 801, 10 ROANOKE RD
Toronto ON M3A1E7

Between: bcIMC Realty Corporation c/o QuadReal Residential Landlord
Properties G.P. Inc.

And

Jim Pengelly Tenant

Review Order

LTB-L-077474-24

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Pengelly (the 'Tenant') because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

LTB-L-014121-25

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Pengelly (the 'Tenant') because the Tenant or another occupant of the rental unit has substantially interfered with another Tenant's or the Landlord's reasonable enjoyment of the residential complex or lawful rights, privileges or interests. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

LTB-T-004785-25

James Pengelly (the Tenant') applied for an order determining that bcIMC Realty Corporation (the 'Landlord') or the Landlord's superintendent or the Landlord's agent harassed, obstructed, coerced, threatened or interfered with the Tenant and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of the Tenant's household.

LTB-T-019044-25

James Pengelly (the Tenant') applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

These applications were resolved by order LTB-L-077474-24-IN; LTB-L-014121-25-IN; LTB-T-004785-25; and LTB-T-019044-25 issued on March 26, 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's request for a review of the March 26, 2026, order alleges that the order contains a serious error.
2. Regarding the two (2) Landlord applications, the order issued on March 26, 2026, does not make any findings. These two (2) applications were adjourned, and the order does not reflect that any evidence has been heard for either of the Landlord's applications.
3. Rule 26.1 of the Board's Rules of Procedures provide that a review of an interim order can be requested if the order makes a determination of a party's rights.

Any party may request review of any order which makes a final determination of the party's rights. For these purposes an interim order may contain a final determination of rights. A person who is directly affected by a final order may also request a review of an order.

4. In the present case, the interim order issued on March 26, 2026, does not make a determination affecting a party's rights in the Landlords applications.
5. As a result, the interim order issued on March 26, 2026, cannot be reviewed.
6. The order issued on March 26, 2026, also dismisses the two (2) Tenant applications.
7. The Tenant does not appear to dispute the reasons for the dismissals. Rather they refer to an affidavit that allegedly confirms their own good conduct.
8. The Tenant applications were dismissed because they were "vague allegations which frustrated the Landlord's ability to know the specific allegations made and to be able to know the case that must be met".

9. In the absence of specific reasons why the Tenant believes that the order contains a serious error and that the Tenants applications should be reviewed, I am unable to conduct a review.

10. Therefore, the Tenant's request to review the Tenants applications is dismissed.

11. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order issued on March 26, 2026.

It is ordered that:

1. The request to review order LTB-L-077474-24-in; LTB-L-014121-25-IN; LTB-T-004785-25; and LTB-T-019044-25 issued on March 26, 2026, is denied.

2. The order is confirmed and remains unchanged.

April 28, 2026
Date Issued

Robert Patchett
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.