



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

File Number: LTB-L-008784-26-RV

In the matter of: 405, 501 WILKINS ST
LONDON ON N6C5G2

Between: CAPREIT Limited Partnership Landlord

And

Nathaniel Mater Tenant

Review Order

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nathaniel Mater (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued on December 17, 2025 with respect to application LTB-L-069705-25.

This application was resolved by order LTB-L-008784-26 issued on February 6, 2026.

On April 27, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The request to extend time to file a review is granted but the review itself is denied.
2. The Tenant submits that the order contains a serious error. The order that the Tenant seeks to review is an *ex parte* order. *Ex parte* orders are issued without notice to, or participation by, the other party. I am not satisfied that the order contains a serious error as it was proper for the Board to rely on the information given by the Landlord to issue the *ex parte* order.
3. If the Tenant wishes to contest the evidence of the Landlord or seek relief from eviction, the Tenant must file a motion to set aside an order, not a review request.
4. As stated in the *ex parte* order the tenant had until February 16, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the *Residential Tenancies Act, 2006*. If the tenant filed the motion by February 16, 2026, the order would have been stayed, and the LTB would have scheduled a hearing. The Tenant can still file a motion to set aside the *ex parte* order, but they must also file a request to extend time to do so. The request to extend time must explain why the request could not be filed within the 10-day deadline.

It is ordered that:

1. The request to review order LTB-L-008784-26 issued on February 6, 2026 is denied. The order is confirmed and remains unchanged.

April 28, 2026
Date Issued

Amanda Kovats
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.