



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

File Number: LTB-L-009308-26-RV

In the matter of: 4, 15 HAINER ST
ST CATHARINES ON L2S1M5

Between: Ron Vahremeyer Landlord

And

Alex Burns Tenant

Review Order

Ron Vahremeyer (the 'Landlord') applied for an order to terminate the tenancy and evict Alex Burns (the 'Tenant') because the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

This application was resolved by order LTB-L-009308-26 issued on March 19, 2026.

On April 20, 2026, the Landlord 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. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
3. The Landlord's application was dismissed because the Board already determined in another order (LTB-L-043127-25 issued on November 20, 2025) that the rental unit is not a superintendent's premises. As such the Landlord cannot terminate the tenancy in accordance with section 94 of the *Residential Tenancies Act, 2006* ('the Act') because that section only applies to tenancies in a superintendent's premises.
4. Section 58 of the Act provides that a landlord may give a tenant notice of termination of their tenancy if the tenant was an employee of an employer who provided the tenant with the rental unit during the tenant's employment and the employment has terminated. The Landlord was unable to seek termination of the tenancy under section 58 of the Act because the Landlord did not serve a valid notice of termination.

5. In the review request the Landlord alleges that the previous order LTB-L-043127-25 issued on November 20, 2025 contains errors. The place to raise serious errors in that order was a review of that order, not in a new application. As the Board has already determined that the rental unit is not a superintendent's premises it was not a serious error for the Board to rely on that determination and to decline to relitigate the issue. The issue has already been decided. The Landlord cannot circumvent the review process by filing a new application to resolve an already determined issue.
6. The Board made no serious errors in determining that in the absence of a valid notice of termination the tenancy could not be terminated under section 58 of the Act.

It is ordered that:

1. The request to review order LTB-L-009308-26 issued on March 19, 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.