



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

Citation: Gowher v Ali, 2026 ONLTB 35063

Date: 2026-04-29

File Number: LTB-L-008647-26-RV

In the matter of: Basement, 1562 MAJOR OAKS RD
PICKERING ON L1X2L3

Between: Hansaben Gowher Landlord

And

Saima Ali Tenant
Fatima Yaqoob

Review Order

Hansaben Gowher (the 'Landlord') applied for an order to terminate the tenancy and evict Saima Ali and Fatima Yaqoob (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-008647-26, issued on April 15, 2026.

On April 28, 2026, the Tenant Fatima Yaqoob requested a review of the order.

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

Determinations:

1. 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.
2. The Tenant owes rent arrears of over \$25,000. At the hearing, the Tenant asked that eviction be postponed by 90 days. The Member denied that request, finding that the proposed delay would be unfair to the Landlord given the amount owing and the fact that the Tenant had not made any payment since the application was filed. The Member postponed eviction to April 30, 2026, which was less than the 90 days requested.
3. On review, the Tenant repeats her request that eviction be delayed. However, she has not pointed to any error in the Member's decision. The purpose of a review is not to reargue the case in the hope of achieving a different result. The Member already considered all the circumstances and determined what delay would be appropriate. The decision was within the Member's discretion, and there is no reason to disturb it on review.

4. The Tenant says that she stated, in the original hearing, that she needs more time to move because she is dealing with a family member's mental health crisis. The Member did not explicitly mention that circumstance in her Reasons, but she did state that she had considered all the disclosed circumstances. Reasons do not need to refer to every circumstance considered, especially when the circumstance could not have affected the result. In this case, the Tenant had not paid any rent for many months. She had already had more than enough time to find a new home. A 90-day delay would have caused three months' more arrears to accrue, which would clearly have been unfair to the Landlord.
5. I am satisfied that the Member considered all the circumstances and exercised her discretion in a reasonable way. The review will be denied.

It is ordered that:

1. The request to review order LTB-L-008647-26, issued on April 15, 2026, is denied. The order is confirmed and remains unchanged.

April 29, 2026
Date Issued

Dale Whitmore
Member, Landlord and Tenant Board

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