



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

Citation: EAST BRIAR TOWERS LIMITED v NAKIB, 2026 ONLTB 29583

Date: 2026-04-29

File Number: LTB-L-106420-25-RV

In the matter of: 104, 11 ECCLESTON DR
NORTH YORK ON M4A1K2

Between:	EAST BRIAR TOWERS LIMITED	Landlord
	And	
	LAMA NAKIB	Tenant

Review Order

EAST BRIAR TOWERS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict LAMA NAKIB (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-106420-25 issued on April 17, 2026.

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

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant alleges that they were not reasonably able to participate in the proceeding.
2. The Tenant sent a representative to the hearing to request an adjournment and provided a doctor's note. As stated in the order, the doctor's note did not provide sufficient information to support the adjournment request and the Tenant's representative was unable to provide additional information to support the request so the adjournment request was denied. The Tenant's request to review does not provide any additional supporting information to suggest that the hearing should have been adjourned. As a result, I am not persuaded that the Tenant was not reasonably able to participate in the proceeding.
3. The Tenant also alleges that the order contains a serious error because "the Member failed to take into consideration all the factors surrounding the tenancy and the Tenant's personal circumstances pursuant to section 83(2)". It is clear from paragraph 24 of the order that the Member considered the Tenant's circumstances. I have listened to the

hearing recording and while the Tenant's health conditions were mentioned at the hearing and are reflected in the order, the Tenant's representative did not identify the presence of children in the unit. It is not an error to not consider information not presented at the hearing.

4. As a result, 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 or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-106420-25 issued on April 17, 2026 is denied. The order is confirmed and remains unchanged.

April 29, 2026
Date Issued

Richard Ferriss
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.