



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

Citation: Homestead Land Holdings Limited v Logan, 2026 ONLTB 35471

Date: 2026-05-07

File Number: LTB-L-078098-25-RV

In the matter of: 206, 77 FALBY CRT
AJAX ON L1S4G7

Between: Homestead Land Holdings Limited Landlord

And

Karen Logan Tenants
Travis Logan

Review Order

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Logan and Travis Logan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-078098-25 issued on December 4, 2025.

On February 25, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 27, 2026, interim order LTB-L-078098-25-RV-IN was issued, staying the order issued on December 4, 2025.

This review request was heard by videoconference on April 9, 2026.

The Landlord's legal representative, A. Searles, and the Tenants attended the hearing.

Determinations:

1. The Tenants did not attend the merits hearing of the Landlord's application held on November 25, 2025. After that hearing, a standard termination order was issued.
2. The Tenants filed a request to review the order alleging that they were not reasonably able to participate in the hearing held on November 25, 2025.
3. The Tenants are mother and son. They live in the rental unit with the Tenant, K. Logan's (KL) husband who is disabled and unable to work. They said that on November 25, 2025,

they had to go to work. They said they were not able to take time off work because of the severe financial hardship they were suffering.

4. The Tenants admit that they did not contact the Landlord to let them know they were not going to attend because they “did not know they had to”. They said that the office in their building is closed most of the winter, and it makes it difficult to contact the Landlord.
5. The Tenants said that they have been struggling to pay the rent because the Tenant, T. Logan (TL) was laid off from April to September 2025. He is now working two jobs. They said that they are both now employed and they are able to commit to a payment plan. They proposed paying the rent in full on time going forward, as well as \$500.00 towards the arrears each month.
6. The Landlord submits that the review request should be denied. They submit that the Tenants have been in the unit just over two years, and they have now been before the Board for rent arrears at least twice. They still owe over \$10,000.00 in rent arrears.
7. 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 Tenants were not reasonably able to participate in the proceeding for the following reasons.
8. The Tenants say that there are three people living in the rental unit, and not one of them attended the hearing on November 25, 2025. They said that they had to go to work, but KL’s husband lives in the unit and he is disabled and does not work. The Tenants did not explain why KL’s husband could not have been authorized to attend the hearing to represent the Tenants. Further, the Tenants made no attempt to communicate with the Landlord to explain why they were not going to attend the hearing. They received the notice of hearing, and they were aware it was going to take place. They did not request an adjournment, nor did they send a request to reschedule the hearing. The Landlord’s update sheet shows that, although the Tenants overpaid the rent in November and December 2025, they made their payments very late in those months. Then they proceeded to substantially underpay the rent in January and February 2026. I find that their pattern of payment demonstrates that they are unable to pay the rent in full and on time, which provided them with an incentive not to attend the hearing in November 2025. They have not provided a reasonable explanation for not attending the hearing in November 2025. They knew about the hearing, they were reasonably able to participate, but they chose not to attend, and they chose not to communicate with the Landlord until they were notified of the upcoming Sheriff enforcement.
9. The arrears are substantial, and I find that it is prejudicial to the Landlord for the tenancy to continue. It has not been a long tenancy, and the Landlord has been obliged to come before the Board more than once in that short time.

It is ordered that:

1. The request to review order LTB-L-078098-25 issued on December 4, 2025, is denied. The order is confirmed and remains unchanged.

2. The interim order LTB-L-078098-25-RV-IN issued on February 27, 2026, is cancelled. The stay of order LTB-L-078098-25 is lifted immediately.

May 7, 2026
Date Issued

Nancy Morris
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.