



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

Citation: 1912802 Ontario Inc. v Lojede, 2026 ONLTB 35493

Date: 2026-04-30

File Number: LTB-L-035246-25-RV

In the matter of: Upper, 196 RANDOLPH PL
WINDSOR ON N9B2T3

Between: 1912802 Ontario Inc.

Landlord

And

Oluwafemisii Lojede
Matthew Ogundiran

Tenant

Review Order

1912802 Ontario Inc. (the 'Landlord') applied for an order requiring Oluwafemisii Lojede and Matthew Ogundiran (the 'Tenant') to pay the rent that the Tenant owes.

This application was resolved by order LTB-L-035246-25 issued on April 22, 2026 pursuant to a hearing held on March 10, 2026, at which only the Landlord's Legal Representative, Caroline Chevalier attended.

On April 29, 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.

Determinations:

1. The Tenant submits they were not reasonably able to participate in the hearing as they innocently mixed up the hearing dates between this matter and another matter before the LTB. The Tenant also submits there was a serious error in the order as they believe they made rental payments not reflected in the order.
2. I have reviewed the records of the LTB. The only other active file involving the Tenant is LTB-L-035251-25. This matter had a hearing date on March 26, 2026.
3. However, the Board's records show that the Tenant did not attend this hearing date either. Both hearing dates took place prior to the issuance of order LTB-L-035246-25 on April 22, 2026. The Tenant provides no explanation in their request as to why if the Tenant failed to attend the March 10, 2026 hearing as they confused it with the March 26, 2026 hearing date, they did not attend that hearing date.

4. I note further that both matters are claims for monetary remedies for a tenancy that has now terminated and the Tenant provides no explanation as to why they wish to participate in one hearing, but not the other.
5. Further, this application has been before the Board on four occasions:
 - a. July 7, 2025;
 - b. September 16, 2025;
 - c. December 4, 2025; and
 - d. March 10, 2025.
6. The Boards records indicate that the only date the Tenant attended was the first date on July 7, 2025, prior to the Tenant vacating the rental unit on September 5, 2025. Subsequent to vacating the rental unit, the Tenant has not attended any of the three dates scheduled.
7. Rule 26.8.e. of the Board's Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing.
8. Given the Tenant has failed to attend three different hearing dates subsequent to their vacating the rental unit, also failed to attend the hearing date they state they confused the hearing of this matter with, and provide no explanation in their request for these non-attendances, I find the Tenant has not provided sufficient information to support a preliminary finding that they were not reasonably able to participate in the hearing.
9. A review is also not an opportunity to present evidence and submissions that could and should have been presented at the original hearing where a party has chosen not to attend. It is not an error for the presiding Member to have not considered evidence and submissions that were not before them. Therefore, while the Tenant alleges they believe they made payments not accounted for in the order, this is not sufficient to support a preliminary finding that there is a serious error in the order.
10. 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 the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-035246-25 issued on April 22, 2026 is denied. The order is confirmed and remains unchanged.

April 30, 2026
Date Issued

Benjamin Seigel
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.