



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

Citation: Pinedale Properties Ltd. v Mohammed, 2026 ONLTB 35846

Date: 2026-05-01

File Number: LTB-L-020795-26-SA-RV

In the matter of: 1011, 11 CRESCENT PL
EAST YORK ON M4C5L9

Between: Pinedale Properties Ltd. Landlord

And

Zubair Mohammed Tenant

Review Order

Pinedale Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Zubair Mohammed (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on December 16, 2025 with respect to application LTB-L-068534-25-SA.

The Landlord's application was resolved by order LTB-L-020795-26, issued on March 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020795-26.

This motion to set aside was resolved by order LTB-L-020795-26-SA issued on April 29, 2026 pursuant to a hearing held on April 22, 2026 attended by the Landlord's Representative, Laura Groshok, the Landlord's Agent, Mario Gambeli, and the Tenant.

On April 30, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant submits that LTB-L-020795-SA contains a serious error of fact. Specifically the Tenant submits that their current financial situation and ability to comply with payments were not fully considered because they were under financial stress and were not able to demonstrate their current employment stability and payment capacity. Further they submit that since the hearing their financial situation has improved.

2. Absent a serious error, a review is not an opportunity to reargue your case in hopes of a more favourable outcome. Nor is it an opportunity to present evidence and submissions that could and should have been presented at the original hearing.
3. The Tenant identifies that they believe there to be an error because they were not able to demonstrate to the Member their current employment stability and payment capacity, and as their circumstances have changed since the hearing.
4. These submissions amount to the Tenant wishing to raise more evidence that was not raised in the previous hearing. It is not an error for the Member to not consider evidence not brought to their attention during the hearing.
5. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.

It is ordered that:

1. The request to review order LTB-L-020795-26-SA issued on April 29, 2026 is denied. The order is confirmed and remains unchanged.

May 1, 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.