



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

Citation: Holford v Oliveira, 2026 ONLTB 35911

Date: 2026-05-01

File Number: LTB-L-091251-25-RV

In the matter of: 592 BRUNEL RD
HUNTSVILLE ON P1H1S1

Between: Tanja Holford Landlord

And

Aaron Oliveira Tenant
Jennifer Oliveira

Review Order

Tanja Holford (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Oliveira and Jennifer Oliveira (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-091251-25 issued on consent on January 19, 2026 pursuant to a hearing held on January 8, 2026 at which the Landlord, the Landlord's Representative, Martin Calderon, the Tenant and the Tenant's Representative, Ed Alexander, attended.

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:

Request to Extend Time

1. The order under review was issued on January 19, 2026. The 30-day deadline to file a review request fell on February 18, 2026. The Tenant filed this review request and request to extend time on April 30, 2026, a delay of a little more than two months past this deadline.

2. The Tenant states in their request that this delay was caused as they did not receive a copy of the order until April 17, 2026. They provide correspondence with the LTB requesting that a copy of the order be provided in April to support this claim.
3. I am satisfied based on the information provided that the delay in applying is reasonable in the circumstances and the request is made in good faith. The Tenant's request to extend time is therefore granted.

Review Request

4. The Tenant submits in their request to review that they wish to review the decision due to errors in law, though they check the box stating they are reviewing on the basis of not being able to reasonably participate in the proceeding. The Tenant does not further identify what these errors in law may be or how they were unable to participate in a proceeding at which they attended, were represented, and entered into a consent order.
5. Rule 26.8(e) of the Board's Rules of Procedure states that a request to review must contain sufficient detail of the alleged error or inability to reasonably participate to support preliminary findings of the alleged serious error or inability to reasonably participate. This review request lacks that detail.
6. Additionally, the Divisional Court has stated that "parties ought not to be easily able to revisit Board orders that have been made on consent. The effective resolution of matters that come before the Board will be greatly impaired if parties can continually seek to revisit issues that they have earlier agreed to resolve." (*Trust Construction Corporation v. McKie*, 2017 ONSC 4702)
7. The Divisional Court also stated that "The policy of the courts is to promote settlement. The discretion to refuse to enforce a settlement should be exercised rarely...agreements, and joint submissions, are serious and they should not be easy to simply overturn. To allow parties, after the fact, to raise claims they could have or allow second thoughts after an agreement is struck would cause unnecessary waste on our Tribunals and Courts. No one, even with an order, would feel safe to rely on what has been agreed to. This would not be a just result." (*Gent v. IMH Pool III LP*, 2017 ONSC 7230 CanLII)
8. 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 proceedings.

It is ordered that:

1. The request to review order LTB-L-091251-25 issued on January 19, 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.