



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

Citation: LOWE v 11-25 SHERWOOD HOLDINGS LTD., 2026 ONLTB 35019

Date: 2026-05-04

File Number: LTB-T-076118-25-IN-RV

In the matter of: 231, 15 SHERWOOD AVENUE
TORONTO ON M4P2A6

Between: AARON LOWE Tenant

And

11-25 SHERWOOD HOLDINGS LTD. Landlord

And

LEO/BONA Superintendent

And

GARRY MERCER Landlord's Agent

Review Order

AARON LOWE (the 'Tenant') applied for an order determining that 11-25 SHERWOOD HOLDINGS LTD. (the 'Landlord') and LEO/BONA (the 'Superintendent') and GARRY MERCER (the 'Landlord's Agent'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Board completed an adjudicative case conference and issued interim order LTB-T-076118-25-IN on April 16, 2026.

On April 28, 2026, the Tenant requested a review of interim order LTB-T-076118-25-IN.

The order was amended by order LTB-T-076118-25-IN-AM issued on May 1, 2026.

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

Determinations:

1. The amended order addresses some of the issues raised in the request to review (i.e. Leo/Bona and Garry Mercer are included as parties).
2. I see no error in removing Minto and Gowan Properties as parties to the application as they ceased being Landlords more than one year prior to the date of the application being filed and the Board cannot make an order against them because of subsection 29 (2).
3. It was not an error for the Board to not record the adjudicative case conference because the adjudicative case conference is a confidential settlement conference.
4. It is not an error for the interim order to set out deadlines for steps in the proceeding and interim orders are not subject to review pursuant to Rule 26.1. The Tenant may file a request to extend time if needed.
5. The remainder of the Tenant's request to review speaks to the merits of the Tenant's application, which has not yet been heard, rather than to the contents of the order.
6. 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-T-076118-25-IN issued on April 16, 2026 is denied. The order, as amended, is confirmed and remains unchanged.

May 4, 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.