



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

Citation: Banda, v Ghobadi, 2026 ONLTB 36529

Date: 2026-05-05

File Number: LTB-L-068890-25-RV2

In the matter of: Main Level, 854 OAT STRAW WAY
OTTAWA ON K1T0M2

Between: Om Parkash Banda, Landlords
Sangeeta Banda

And

Mohammad Kabir Ghobadi Tenants
Narjiss Ouazzani Touhami

Review Order

Om Parkash Banda, and Sangeeta Banda (the 'Landlords') applied for an order to terminate the tenancy and evict Mohammad Kabir Ghobadi and Narjiss Ouazzani Touhami (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- 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.

The Landlords also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved by order LTB-L-068890-25 issued on April 7, 2026. The Tenants requested a review of that order. The Tenants' review request was denied by order LTB-L-068890-25-RV issued on April 15, 2026.

On May 2, 2026, the Tenants requested a review of the review order LTB-L-068890-25-RV issued on April 15, 2026.

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

Determinations:

1. This is the second review request by the Tenants for the same proceeding. The original order for this matter was issued on April 7, 2026. The Tenants requested a review of that order. The Tenants' review request was denied without a hearing by order LTB-L-068890-25-RV. The Tenants seek a review of the review order.
2. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
3. Rule A4.2 permits the Board to waive the application of any rule in extraordinary circumstances. The circumstances in this case do not meet the threshold and do not warrant waiving Rule 26.18.
4. The Tenants' initial request for review alleged that the Member erred by failing to consider whether the utility charge allocations were lawful, by failing to apply the correct legal test with respect to genuine intent to occupy the rental unit, and by failing to properly consider section 83(3)(b) and 83(1) of the *Residential Tenancies Act, 2006*.
5. The Tenants' subsequent request raises the same issues and asserts that the reviewing Member failed to consider them. In substance, the Tenants seek to reargue matters that have already been addressed. Accordingly, I am not satisfied that there are extraordinary circumstances that would justify waiving Rule 26.18.
6. Accordingly, the Board will not consider the Tenants' request to review order LTB-L-068890-25-RV.
7. In their request, the Tenants make reference to the reviewing Member's possible use of artificial intelligence (AI). While not expressly alleged, the Tenants appear to suggest that this may have impacted the decision. Whether or not AI was used in the drafting of the order does not, in itself, constitute a serious error within the meaning of the Board's review process. Any concerns of this nature may be raised through the Board's complaints process.

It is ordered that:

1. The request to review order LTB-L-068890-25-RV issued on April 15, 2026 is denied. The order is confirmed and remains unchanged.

May 5, 2026
Date Issued

Mayra Sawicki
Member, Landlord and Tenant Board

Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.