



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

File Number: LTB-L-007210-24-RV

In the matter of: 2302, 23 Hollywood Avenue
Toronto ON M2N7L8

Between: Vivian Kwok Landlord

And

Jerema Hewitt Kehihel Tenant

Review Order

Vivian Kwok (the 'Landlord') applied for an order to terminate the tenancy and evict Jerema Hewitt Kehihel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-007210-24 issued on December 19, 2025. The hearing was scheduled for December 17, 2025. The Tenant attended the hearing; however, the Landlord did not attend. As a result, the Landlord's application was dismissed as abandoned.

The Landlord submits that they were not reasonably able to participate in the hearing on December 17, 2025, due to technical difficulties.

On January 17, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved. The Landlord states that technical issues prevented them from attending the hearing.

On January 20, 2026, interim order LTB-L-007210-24-RV-IN was issued, staying the order issued on January 17, 2026.

This application was heard by videoconference on May 4, 2026.

Neither the Landlord nor the Tenant attended the hearing. I was satisfied that the Tenant and the Landlord had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 2:26 p.m.

Determinations:

1. Since the Landlord did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-007210-24 issued on is denied. The order is confirmed and remains unchanged.
2. The interim order issued on is cancelled. The stay of order LTB-L-007210-24 is lifted immediately.

May 8, 2026
Date Issued

Anthony Bruno
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.