



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

File Number: LTB-L-081298-23-RV-BIR

In the matter of: Lot#12, 452 GRAND AVENUE East
Chatham On N7L1X3

Between: CHATHAM MOBILE HOME PARK Landlord

And

Monica Patterson Tenant
Scott Osborne

LTB Initiated Review Order

CHATHAM MOBILE HOME PARK (the 'Landlord') applied for an order to terminate the tenancy and evict Monica Patterson and Scott Osborne (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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-081298-23 issued on April 2, 2026. The Tenants filed a request to review the order. The Tenants' review request was denied without a hearing by order LTB-L-081298-23-RV, issued on May 6, 2026

On May 5, 2026, the LTB initiated a review of order LTB-L-081298-23-RV.

Determinations:

1. When I first considered the Tenants' review request, an attachment to the request, which sets out the reasons for the request, was not made available to me. I issued a review order denying the request because it had not identified any serious errors. After the order was issued, LTB staff brought this attachment to my attention.
2. I find that the failure to make the attachment available for my consideration was a serious administrative error, which resulted in the improper issuance of order LTB-L-081298-23-RV. Accordingly, order LTB-L-081298-23-RV issued on May 6, 2026 shall be cancelled

and I will reconsider the Tenants' review request including the attachment setting out the reasons for the request.

It is ordered that:

1. Order LTB-L-081298-23-RV, issued on May 6, 2026, is cancelled.

May 7, 2026
Date Issued

Renée Lang
Vice Chair, 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.