



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

**Citation:** MetCap Living Management Inc. v Ghazanfarinia, 2026 ONLTB 37297

**Date:** 2026-05-11

**File Number:** LTB-L-006232-26-RV

**In the matter of:** 0413, 105 Isabella St  
Toronto ON M4Y1N9

**Between:** MetCap Living Management Inc. Landlord

**and**

Hadis Ghazanfarinia  
Hossein Golshahi Tenants

**Review Order**

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Hadis Ghazanfarinia and Hossein Golshahi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-006232-26 issued on April 27, 2026. The Landlord's Legal Representative, Christine Daniel, and the Tenant, Hossein Golshahi, attended the hearing.

On May 6, 2026, the Tenant, Hossein Golshahi, requested a review of the order.

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

**Determinations:**

1. 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 the Tenant was not reasonably able to participate in the proceeding.
2. In the request, the Tenant, Hossein Golshahi ('HG'), checked off the reason stating that they were not reasonably able to participate in the hearing; however, the request provides no explanation as to how they were not reasonably able to participate. Based on the order, HG was in attendance at the hearing and fully participated by giving oral testimony disputing the arrears and giving substantial submissions pursuant to section 83

of the *Residential Tenancies Act, 2006* (the 'Act'). The application record as set out in the order is not indicative of an individual that was not reasonably able to participate.

3. Additionally, Rule 26.8(e) of the Board's Rules of Procedure state that a request to review an order must provide sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing. The Tenant has not provided sufficient information to support a preliminary finding that they were not reasonably able to participate or that there is a serious error in the order.
4. The Tenant writes in the review request that he is experiencing financial hardship and has medical circumstances within his household. I note that the details of these circumstances are the same submissions that the Tenant made at the original hearing, which were considered by the Member under section 83 of the Act. In any event, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that relief from eviction under section 83 does not have a second, independent applicability at the review stage of the Board's review process. The Tenant's opportunity to introduce relevant evidence of their circumstances was at the April 9, 2026 hearing, as they did. The review submissions about their circumstances are therefore not good cause to review the April 27, 2026 order or to re-hear the application.
5. As I am not satisfied that the Tenant was not reasonably able to participate in the proceeding or that there is a serious error in the order, the request to review the order must be denied.

**It is ordered that:**

1. The request to review order LTB-L-006232-26 issued on April 27, 2026 is denied. The order is confirmed and remains unchanged.

**May 11, 2026**  
**Date Issued**

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Candace Aboussafy  
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.

