



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

**Citation:** Gosford Property Management Inc. v YONG, 2026 ONLTB 37455

**Date:** 2026-05-07

**File Number:** LTB-L-072743-25-RV2

**In the matter of:** 9, 89 Gosford Boulevard  
Toronto ON M3N2G9

**Between:** Gosford Property Management Inc. Landlord

**And**

MELISSA YONG Tenant  
RICK J. CHAITRAM

### **Review Order**

Gosford Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict MELISSA YONG and RICK J. CHAITRAM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-072743-25 issued on January 6, 2026.

On February 26, 2026, the Tenant requested a review of the order.

On February 27, 2026, in interim order LTB-L-072743-25-RV-IN was issued, staying the order issued on January 6, 2026.

The review request was heard by videoconference on April 8, 2026. The Landlord's agent Sandra Katz, the Landlord's Legal Representative Luisa Dias Goncalves, the Tenant and the Tenant's Legal Representative Ahmed Ali attended the review hearing and entered into order LTB-L-072743-25-RV, issued on April 14, 2026 on consent.

On May 6, 2026, the Tenant requested a review of order LTB-L-072743-25-RV.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the audio recording for this hearing.

### **Determinations:**

1. This is the second review request by the Tenant for the same proceeding. The original order for this matter was issued on January 6, 2026. The Tenant requested a review of that order. The Tenant's review request was sent to a hearing, after which LTB-L-072743-25-RV was issued. The Tenant seeks a review of order LTB-L-072743-25-RV.

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. The Board will only do so in extraordinary circumstances.
4. The Tenant's request indicates that they attended the hearing, and were present for the entering of the consent order. While the request indicates the Tenant was having technical difficulties, this is only in relation to entering a breakout room and not as to participating in the hearing itself held in the main session of the video-conference hearing.
5. While the request states this consent agreement was entered into by a representative that did not have authority to represent the Tenant, a review of the recording indicates that the Tenant was present and made no objection to that representative acting on their behalf. In fact, at 44:20 of the recording when the Member calls out for the representative, and the representative is not present, the Tenant facilitates the representative's participation by letting the Member know that the representative is in the waiting room and needs to be let back in the hearing.
6. I find the circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18. Accordingly, the Board will not consider the Tenant's request to review order LTB-L-072743-25-RV.

**It is ordered that:**

1. The request to review order LTB-L-072743-25-RV issued on April 14, 2026 is denied. The order is confirmed and remains unchanged.

**May 7, 2026**  
**Date Issued**

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**Benjamin Seigel**  
Member, Landlord and Tenant Board

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