



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

Citation: Champagne v PINHEIRO SALLES, 2026 ONLTB 37859

Date: 2026-05-08

File Number: LTB-L-065124-24-RV

In the matter of: 701 CROWBERRY ST
ORLEANS ON K4A0B1

Between: Luc J Champagne Landlord

And

Camilla PINHEIRO SALLES Former
KRISTEN GILCHRIST Tenants

Review Order

Luc J Champagne (the 'Landlord') applied for an order requiring Camilla PINHEIRO SALLES and KRISTEN GILCHRIST (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was resolved by order LTB-L-065124-24 issued on May 5, 2026.

On May 7, 2026, the Tenants requested a review of the order.

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

Determinations:

1. For completeness, the Tenants filed a request to extend time to request to review the order. However, the order was issued on May 5, 2026 and the request to extend time is unnecessary.
2. In the review request, the Tenants claim the order contains a serious error related to the costs related to the Landlord's damage claim. Specifically, the Tenant believe it was procedurally unfair to accept the Landlord's evidence at the hearing that was not properly disclosed.
3. It appears to me that the Tenants undertook to query some of the Landlord's evidence related to a receipt post hearing and now seek to challenge the receipt relied on by the Landlord at the hearing.

4. However, paragraph 1 of the May 5, 2026 order addresses this as a preliminary issue. The Member identified the disclosure issue, considered some of the Landlord's evidence and denied others. The Member recessed the hearing to allow the Former Tenants opportunity to investigate the receipts and photographs. Additionally, they were provided extra time to cross examine the Landlord's evidence.
5. I note, following the recess, the Tenants did not seek an adjournment. They participated in the hearing by leading evidence and submissions and afforded opportunity to challenge the Landlord's evidence and submission.
6. While the Former Tenants may have undertaken further investigation after the hearing, they were afforded time to do so at the hearing. The Tenants could have made inquiry related to the receipt in question when the matter was stood down to allow them time to consider the Landlord's evidence. Additionally, the Tenant were afforded additional time to challenge the Landlord's evidence including the photographs in question.
7. In my view, it cannot be said that the Tenants failure to adequately challenge the Landlord's evidence at the hearing resulted in an unfair hearing or that the order contains a serious error.
8. Given the above, the Tenants' review request must be denied.

It is ordered that:

1. The request to review order LTB-L-065124-24 issued on May 5, 2026 is denied. The order is confirmed and remains unchanged.

May 8, 2026
Date Issued

Dana Wren
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.

