



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

Citation: Tuac v Akelius Ltd, 2026 ONLTB 37822

Date: 2026-05-08

File Number: LTB-T-101094-24-RV2

In the matter of: 99 Tyndall Avenue Apt 701
Toronto ON M6K2G2

Between: Fuat Turkhan Tuac Tenant

and

Akelius Ltd Akelius Ltd Landlord

Review Order

Fuat Turkhan Tuac (the 'Tenant') applied for an order determining that Akelius Ltd Akelius Ltd (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-101094-24, issued on July 8, 2025.

On October 31, 2025, the Landlord requested a review of the order and that the order be stayed until the review request is resolved.

The Landlord's review request was granted by order LTB-T-101094-24-RV-IN, issued on April 28, 2026.

On May 7, 2026, the Tenant requested a review of interim order LTB-T-101094-24-RV-IN, issued on April 28, 2026.

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

Determinations:

1. The order under review is an interim order granting the Landlord's request to review and directing that the Tenant's application be reheard on its merits.

2. Rule 26.1 permits a party to file a review of any order that makes a final determination of the party's rights. An interim order may be the subject of a review but only if it makes a final determination of a party's rights.
3. Interim order LTB-T-101094-24-RV-IN does not make a final determination of any party's rights and so it cannot be the subject of a review. This review request was not properly filed and so it must be denied.

It is ordered that:

1. The request to review order LTB-T-101094-24-RV-IN, issued on April 28, 2026, is denied. The order is confirmed and remains unchanged.

May 8, 2026
Date Issued

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.