



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

Citation: ARK RENTAL v Thanda, 2026 ONLTB 38097

Date: 2026-05-15

File Number: LTB-L-099650-25-RV

In the matter of: 3, 357 Lacasse Ave.
Vanier ON K1L7B1

Between: ARK RENTAL Landlord

And

Navin Thanda Tenant

Review Order

ARK RENTAL (the 'Landlord') applied for an order to terminate the tenancy and evict Navin Thanda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-099650-25 issued on February 13, 2026.

On March 17, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 17, 2026 interim order LTB-L-099650-25-RV-IN was issued, staying the order issued on February 13, 2026

This application was heard by videoconference on May 7, 2026.

The Landlord's legal representative, Donna Dames, and the Tenant attended the hearing.

Determinations:

1. The Tenant says they did not attend the February 4, 2026 hearing because they did not receive the Notice of Hearing and were not aware of the hearing until they received a copy of the order by email from the Landlord's representative on February 5, 2026. The Tenant maintained this date under questioning and after it was put to him that the order was not issued by the Board until February 13, 2026.

2. The Tenant's testimony is not credible or reliable because he insisted that an impossible scenario – that he received a copy of the order 8 days before it was issued – even after the impossibility was pointed out to him.
3. I reviewed the Board's records and confirmed that the Notice of Hearing which was sent on January 12, 2026 to the rental unit was not returned.
4. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-099650-25 issued on February 13, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on March 17, 2026 is cancelled. The stay of order LTB-L-099650-25 is lifted immediately.

May 15, 2026
Date Issued

Dawn Carr
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.