



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

Citation: Ren v Diptee, 2026 ONLTB 35892

Date: 2026-05-11

File Number: LTB-L-014953-26-RV

In the matter of: 295 MILLIKEN MEADOWS DR
MARKHAM ON L3R0V8

Between: Hai Ren Landlord

And

D' Andra Diptee Tenant
Imtiaz Abdul Malik

Review Order

Hai Ren (the 'Landlord') applied for an order to terminate the tenancy and evict D' Andra Diptee and Imtiaz Abdul Malik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-014953-26 issued on May 5, 2026.

On May 11, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant alleges that they were not reasonably able to participate in the proceeding because they were not in the country on the hearing date.
2. I am not persuaded that the Tenant was not reasonably able to participate for this reason as the hearing was conducted electronically and can be attended from anywhere in the world via Zoom or telephone.
3. The Tenant also alleges that they believed the hearing had been rescheduled because they received a notice of rescheduled hearing with respect to another matter and they believed it related to this matter. I do not accept this to be true for two reasons. Firstly, if this was the reason the Tenant did not attend the hearing, it would have been the only reason put forward to explain why they did not attend. The explanation about not being in the country would not have been put forward because it would be superfluous. Secondly, the other matter for which the Tenant received a notice of rescheduled hearing (LTB-L-033130-24) was initiated in April 2024 and the parties have previously appeared before

the Board in 2024 and in 2025 with respect to this matter. I do not accept that the Tenant confused the two matters.

4. Given that the Tenant states in the request to review that they have sent the Landlord cheques for the rent that the Landlord has not cashed, I draw the Tenant's attention to paragraphs two and three of the order which describes how the Tenant can void the order by making payment into the Board.
5. As a result, 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 a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-014953-26 issued on May 5, 2026 is denied. The order is confirmed and remains unchanged.

May 11, 2026
Date Issued

Richard Ferriss
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.