



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

Citation: Bosley v Zaman, 2026 ONLTB 38386

Date: 2026-05-12

File Number: LTB-L-087860-25-RV

In the matter of: 513 NORDMANN FIR CRT
STITTSVILLE ON K2V0N5

Between: Paul and Maria Bosley Landlord

And

Sifate Zaman Tenant

Review Order

Paul and Maria Bosley (the 'Landlord') applied for an order to terminate the tenancy and evict Sifate Zaman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-087860-25 issued on January 23, 2026, amended on April 28, 2026.

On February 10, 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 submits that the order incorrectly states the amount owing. The order states that the total amount owed by the Tenant is \$4,986.00. The Tenant submits that the proper amount owed is \$2,586.00.
2. This was a clerical error, not a serious error, and it has been corrected by an amended order issued on April 28, 2026.
3. The Tenant submits that the Member erred by allowing the Landlord to file evidence past the deadline. The Tenant submits that this prejudiced the Tenant's ability to respond to the evidence because the Tenant is a single mother and a business owner.
4. That the Tenant may have other demands on her time is not sufficient to establish prejudice. Also, the Tenant did not state when this evidence was served on her, what specific evidence is at issue, or why (other than she is busy) she needed more time to respond to it. The Tenant has not stated that she raised this issue at the hearing and

requested an adjournment. The Tenant has not provided sufficient information to support an allegation that she was denied procedural fairness by the Member's acceptance of the Landlord's evidence.

5. The Tenant submits that the Member erred by refusing to allow the Tenant to raise issues under s.82 of the *Residential Tenancies Act, 2006* (the 'Act') at the hearing. The Tenant submits that she is a layperson without knowledge of the LTB's processes and reasonably believed that it would be sufficient to upload her evidence to the portal.
6. The order explains that the Member refused to allow the Tenant to raise issues under s.82 of the Act because the Tenant had not complied with the LTB's rules relating to this process. Subsection 82(2) of the Act provides that a tenant who wishes to raise issues under this section must give advance notice to the landlord of the tenant's intent to raise the issue at the hearing and that this notice shall be given in accordance with the Rules. The Member was not satisfied that the Tenant was unable to comply with the Rules regarding s.82 issues and so the Member properly refused to allow the Tenant to raise these issues. I note that if the Member would have proceeded to hear these issues despite the lack of notice to the Landlord, this would have been a serious error because the Landlord would have been denied procedural fairness.
7. 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.

It is ordered that:

1. The request to review order LTB-L-087860-25 issued on January 23, 2026, amended April 28, 2026, is denied. The order, as amended, is confirmed and remains unchanged.

May 12, 2026
Date Issued

Renée Lang
Vice Chair, 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.