



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

File Number: LTB-T-066510-25-RV

In the matter of: 1463 Oxford Street
Oshawa Ontario L1J3W9

Between: Shanna Dixon Tenant

And

Melanie MacEwen Landlord

Review Order

Shanna Dixon (the 'Tenant') applied for an order determining that Melanie MacEwen (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-066510-25 issued on January 23, 2026.

On March 19, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 20, 2026 interim order LTB-T-066510-25-RV-IN was issued, staying the order issued on January 23, 2026.

This application was heard by videoconference on May 12, 2026.

Only the Landlord attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review.

Determinations:

Request to Review

1. The Landlord testified that she was unable to attend the original hearing due to a major snowstorm that disrupted her cable, internet, and cell services. Although she intended to participate, these service outages prevented her from doing so.
2. I found the Landlord's evidence regarding her inability to participate in the hearing to be credible. Further, the Landlord had filed evidence in TOP prior to the hearing, which supports her testimony that she fully intended to participate.

3. In *King-Winton v. Doverhold Investments Ltd.*, [2008 CanLII 60708](#) ('*King-Winton*'), the Divisional Court held that "being reasonably able to participate in the proceeding must be interpreted broadly, natural justice requires no less."
4. On the basis of the submissions made in the request, I am that the Landlord/Tenant was not reasonably able to participate in the proceeding. As a result the review was granted.

T1 Application

5. The Tenant was not present to support their application. As a result, the T1 Application is deemed abandoned.

It is ordered that:

1. The request to review order LTB-T-066510-25 issued on January 23, 2026 is granted. The order is cancelled and replaced as follows.
2. The interim order issued on March 20, 2026 is cancelled.
3. The T1 Application is dismissed as abandoned, and the Board's file is closed.

May 13, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.