



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

Citation: Banihashemi v Buffan, 2026 ONLTB 37068

Date: 2026-05-14

File Number: LTB-L-017701-26-RV

In the matter of: 2815, 7171 YONGE ST
THORNHILL ON L3T0C5

Between: Seyed Jalil Banihashemi Landlord
Masoudeh Rahbari

And

Tanya Joyce Buffan Tenant

Review Order

Seyed Jalil Banihashemi and Masoudeh Rahbari (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Joyce Buffan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-017701-26 issued on May 11, 2026.

On May 13, 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. More specifically, the Tenant states that they were away from the rental unit on the date of the hearing, that their phone ran out of power, and that they did not have their phone charger with them.
2. I am not persuaded the Tenant was not reasonably able to participate in the proceeding based on the reasons provided. The Tenant's submissions indicate that the Tenant did not take the basic preparatory steps necessary to attend the hearing. This indicates to me that the Tenant did not intend to attend the hearing, or was wholly cavalier towards attending the hearing, rather than that they were not reasonably able to do so.
3. The Tenant's request to review does not contest the claims in the application (which is that the Tenant has not made any payments to the Landlord since the initial payment upon moving into the rental unit in December 2025), but raises a number of grievances with respect to the rental unit. These grievances are not suggestive of an error in the

order. The Tenant can file their own application with the Board if they wish to address these issues.

4. 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-017701-26 issued on May 11, 2026 is denied. The order is confirmed and remains unchanged.

May 14, 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.