



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

Citation: Paquette v Brunet, 2026 ONLTB 39244

Date: 2026-05-19

File Number: LTB-L-095483-24-RV

In the matter of: Granny Suite, 179 ARTHUR ST
STURGEON FALLS ON P2B 1E6

Between:	David Paquette	
	Linda Paquette	Landlords
	and	
	Kim Brunet	
	Daniel A Paquette	Tenants

Review Order

David Paquette and Linda Paquette (the 'Landlords') applied for an order to terminate the tenancy and evict Kim Brunet and Daniel A Paquette (the 'Tenants') because the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was granted by order LTB-L-095483-24 issued on December 16, 2025, following a hearing on October 12, 2025.

On March 30, 2026, the Tenants requested a review of the order and an extension of time for making the request.

On March 31, 2026, the Board granted interim order LTB-L-095483-24-RV-IN staying the order issued on December 16, 2025 and directing a hearing of the request for review.

The request for review was heard in videoconference room 149 on May 13, 2026.

The Landlords, their legal representative Ian Shemesh, and Tenants attended the hearing.

Determinations:

1. The Board found that the Landlords had a good faith intention to repossess the rental unit for residential use by a purchaser. The Tenants do not question that finding but challenge the Board's decision to delay eviction for some 5½ months stating that they were not allowed to present their reasons for requesting a longer delay.

2. The Tenants clarified their position at the review hearing. They had sought a longer delay of eviction because they expected a substantial recovery from unrelated litigation in another forum which would provide them with the funds necessary to secure alternative accommodation. Without those funds, the Tenants would be forced to move to a locality very far away and would therefore lose their jobs and custody of their children. They submit that they were not given an adequate opportunity to voice these reasons because the Board determined that disputes being litigated elsewhere are not germane to this application.
3. At the review hearing, the Tenants explained that the hearing of their other case has been delayed by prehearing procedural matters and that no final determination is expected in the foreseeable future. Therefore, they require an indefinite delay of eviction as they await the outcome of that litigation.
4. The hearing recording reveals that the Tenants were invited to give evidence and submissions regarding their circumstances but focused on their pending lawsuit. They made no mention of their precarious employment or of their children or that their only other choice was to move very far away.
5. The Board's reasons for decision show that it considered the Tenants' request for a longer delay, was mindful of the Tenants' lengthy tenure at the rental unit and was alive to the fact that they would require additional time to secure new housing. The Board also considered the Landlords' circumstances and determined that a lengthy delay of eviction would not be unfair.
6. The Board's exercise of discretion under section 83 of the *Residential Tenancies Act, 2006* is entitled to deference because it is well-grounded in the evidentiary record and rationally connected to the parties' evidence and submissions. The order is within the range of usual outcomes and is reasonable. It discloses no error. The Tenants' expectation that the Board would delay eviction further in the uncertain hope that they would secure an award at an unknown time is speculative and could have no bearing on the outcome.
7. On listening to the hearing recording, reviewing the Board's reasons for decision, and considering the submissions made at the hearing, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings. Therefore, the request for review must be denied.

It is ordered that:

1. The request to review order LTB-L-095483-24 issued on December 16, 2025 is denied. The order is confirmed and remains unchanged.
2. Interim order LTB-L-095483-24-RV-IN issued on March 31, 2026 is cancelled. The stay of order LTB-L-095483-24 is lifted immediately.

May 19, 2026
Date Issued

Nersi Makki
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.