



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

Citation: Tario Investment Corporation v Alas, 2026 ONLTB 39345

Date: 2026-05-14

File Number: LTB-L-098056-25-RV2

In the matter of: UNIT 1, 265 PAPE AVE
TORONTO ON M4M2W6

Between: Tario Investment Corporation

Landlord

And

Lindsay Ruiz Alas
Luis Leonardo Contreras Johnson

Tenant

Review Order

Tario Investment Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lindsay Ruiz Alas and Luis Leonardo Contreras Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-098056-25 issued on February 25, 2026.

The Landlord requested a review of the order.

The request to review was resolved by order LTB-L-098056-25-RV issued on May 13, 2026.

On May 13, 2026, the Tenant requested a review of order LTB-L-098056-25-RV.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant alleges that the order contains serious errors.
2. The Tenant alleges there was an error in the proceeding because they were not permitted to cross-examine the Landlord. The Landlord did not testify. Cross examination only occurs after an individual testifies. As a result, I am not persuaded that there is any error in this regard.
3. The Tenant also alleges that the order contains a serious error because the N4 notice of termination was defective. As the order only relates to arrears, not termination of the

tenancy, any issues relating to the N4 notice are irrelevant. As a result, I am not persuaded that there is any error in this regard.

4. The Tenant also alleges that the order contains a serious error because the Member did not consider the Tenant's evidence package relating to section 82 issues. The Tenant elected at the hearing to pursue the section 82 issues in a separate tenant application to the Board which has already been filed. Given the Tenant's election at the hearing, the evidence package does not relate to any of the issues remaining in dispute in this application. As a result, I am not persuaded that it was an error for the Member not to consider it.
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-098056-25 issued on May 13, 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.