



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

File Number: LTB-L-061813-23-RV
LTB-L-073884-23-RV

In the matter of: 1404, 200 Inlet Private
Orleans ON K4A5H3

Between: Vincent Charbonneau Landlord

And

Loran-le Legare Tenant

Review Order

LTB-L-061813-23

Vincent Charbonneau (the 'Landlord') applied for an order to terminate the tenancy and evict Loran-le Legare (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

LTB-L-073884-23

Vincent Charbonneau (the 'Landlord') applied for an order to terminate the tenancy and evict Lorna lee Legare (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Vincent Charbonneau (the 'Landlord') also applied for an order requiring Lorna lee Legare (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

These applications were resolved by order LTB-L-061813-23-IN issued on February 10, 2026. The Landlord did not attend this hearing.

On March 5, 2026, the Landlord requested a review of the order.

On March 11, 2026, interim order LTB-L-061813-23-RV-IN was issued.

This review was heard by videoconference on April 30, 2026.

The Landlord and the Tenant's Legal Representative Noah Lister-Stevens and the Tenant attended the hearing.

Determinations:

1. The Landlord submitted that they were unable to attend the February 3, 2026 hearing because they had an unexpected family emergency.
2. The Landlord emailed to the Board a photograph they had taken on February 3, 2026, to show that they had been at a hospital emergency department. They submitted that this photograph shows that they were there at 2:47 in the am on the morning of February 3, 2026.
3. On the basis of the submissions made in the request, I am not satisfied that the Landlord was not reasonably able to participate in the proceeding.
4. The Board will generally refuse requests where the requestor's absence was the result of negligence, or it finds no reasonable explanation for the failure to attend. I am not satisfied that the Landlord has provided a reasonable explanation for their failure to attend and I find that it is more likely than not that their absence was the result of negligence.
5. In actual fact, the reference to "02h27" is in relation to the wait times for a non-urgent medical consultation. The actual time shown is February 3, 2026, at 14:07 p.m.
6. I did not find the Landlord's submissions credible. If they had been in the emergency department overnight, it does not match the estimated wait-time of 2 hours and 27 minutes. The Landlord implied that they had been there for at least 14 or more hours notwithstanding the estimated wait time.
7. The hearing on February 3, 2026, was scheduled to be heard at 9:00 a.m., that day. That is at least 5 hours prior to the date and time shown in the photograph. If the Landlord had intended to participate, they would have joined the hearing and requested an adjournment or had someone attend on their behalf.
8. This case is similar to the Divisional Court decision in *Q Res IV Operating GP Inc. v Berezovs'ka*, 2017 ONSC 5541. In that case the Divisional Court upheld the LTB's decision to deny a review because the Landlord was negligent in handling their mail. At paragraph 8 the Court notes that "if parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders".
9. For those reasons the request to review is denied.

It is ordered that:

1. The request to review order LTB-L-061813-23 issued on February 10, 2026, is denied. The order is confirmed and remains unchanged.

May 15, 2026
Date Issued

Robert Patchett
Vice Chair, 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.