



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

Citation: Saravanapavan v Delaire, 2026 ONLTB 40027

Date: 2026-05-21

File Number: LTB-L-108393-25-RV

In the matter of: 2nd Floor Apartment, 217 BROCK ST
Ennismore ON K9H2P6

Between:	Sivakumar Saravanapavan	Landlord
	And	
	Tanya Delaire	Tenant

Review Order

Sivakumar Saravanapavan (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Delaire (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-108393-25 issued on April 14, 2026.

On May 14, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. In the review request the Tenant asserts that the order contains a serious error related to the identification of the Landlord's agent, the lawful rent and arrears owing by the Tenant. The Tenant also raises issues related to the microwave.
2. I note, on May 20, 2026, the presiding Member issued an amended order to correct the clerical error related to the identification of the Landlord's agent. This resolves the claim in the review request.
3. 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.
4. With respect to the balance of the review request, the Tenant seeks to challenge the Member's determinations related to the rent and the microwave.
5. The order sets out the Member's findings, at paragraphs 22 to 24, that the lawful rent is \$2,000.00 and not \$1,800.00 as pled by the Tenant. The Member arrived at this determination based on the evidence led by the parties at the March 4, 2026 hearing.

6. It is clear that the Member considered the parties' submissions on this matter. The Member's findings were based on an assessment of the weight to be accorded to the evidence introduced at the hearing, including the *viva voce* evidence and documentary evidence. These determinations should not be interfered with lightly.
7. As part of the Tenant's section 82 claims, the Member considered the evidence related to the microwave and a paragraph 40 of the order, found that the Tenant led insufficient evidence to support this claim. Having weighed the evidence, the Member dismissed the claim. This decision falls within a reasonable range of outcomes.
8. A reviewing Member should not intervene unless satisfied that the hearing Member's conclusion is based on irrelevant considerations or that it ignored evidence of significance. I do not find the Member's decision to be unreasonable in this circumstance.
9. A review is not an opportunity to seek another decision when the hearing Member had the benefit of first-hand evidence and cross-examination. It would not be proper for me to interfere with the Member's decision without clear evidence of a serious error.
10. Accordingly, the Tenant's review request is denied.

It is ordered that:

1. The request to review order LTB-L-108393-25 issued on April 14, 2026 is denied. The order is confirmed and remains unchanged.

May 21, 2026
Date Issued

Dana Wren
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.