



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

Citation: Akelius Canada Ltd. v Starck, 2026 ONLTB 40262

Date: 2026-05-20

File Number: LTB-L-011216-26-RV

In the matter of: 306, 150 The Donway W
North York ON M3C2G2

Between: Akelius Canada Ltd. Landlord

and

Ilker Starck Tenant

Review Order

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ilker Starck (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-011216-26 issued on May 6, 2026.

On May 19, 2026, the Tenant requested a review of the order.

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
2. The Tenant submits that the order contains a serious error because there has been a material change in the Tenant's circumstances since the hearing. Specifically, the Tenant asserts that they have now secured employment as well as made a rent payment to the Landlord. These are circumstances that occurred after the hearing. This is not the purpose of a review. The purpose of a review is to determine whether an order contains a serious error or whether there was a serious error in the proceedings.
3. The Tenant writes in the review request that eviction would disrupt her son's schooling and daily routine. While I am mindful of the submissions, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that relief from eviction under section 83 does not have a second, independent applicability at the review stage of the Board's review process. The Tenant's

opportunity to introduce relevant evidence of their circumstances was at the April 22, 2026 hearing. The review submissions about their circumstances are therefore not good cause to review the May 6, 2026 order or to re-hear the application.

4. As I am not satisfied that there is a serious error in the order, the request to review the order must be denied.

It is ordered that:

1. The request to review order LTB-L-011216-26 issued on May 6, 2026 is denied. The order is confirmed and remains unchanged.

May 20, 2026
Date Issued

Candace Aboussafy
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.