



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

Citation: Ahmed v Bulmer, 2026 ONLTB 40310

Date: 2026-05-27

File Number: LTB-L-089476-25-RV

In the matter of: 16, 1534 OUELLETTE AVE
WINDSOR ON N8X1K7

Between: Ali Ahmed Landlord

And

Jehse Bulmer Tenant

Review Order

Ali Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Jehse Bulmer (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was resolved by order LTB-L-089476-25 issued on February 25, 2026.

On March 16, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 18, 2026 interim order LTB-L-089476-25-RV-IN was issued, staying the order issued on February 25, 2026.

This application was heard by videoconference on May 7, 2026.

Only the Tenant and the Tenant's legal representative, Vicko Molloy, attended the hearing.

As of 2:18 p.m. the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

Request to Review

1. The Tenant filed a request to review based on an inability to participate and an error of law. I considered the error of law first, and having found that ground for review to be successful, did not need to consider the other requested ground.
2. The Tenant submits that the Landlord is not an individual as presented in the L2 application, but a corporation, and as such does not have the legal authority to issue a notice of termination for personal occupation pursuant to section 48(5) of the Residential Tenancies Act, 2006, (the 'Act').
3. The request to review is granted. As a result, order LTB-L-089476-25 issued on February 25, 2026 was cancelled, and a new hearing was held to consider the merits of the original application.

Merits of the Original Application

4. The rental unit is not owned in full or in part by an individual and the Landlord is not an individual as required by section 48(5) of the Act. Therefore, the application must be dismissed.
5. The Tenant provided land transfer records showing that the property was transferred from the named individual Landlord to a corporation, 2814088 Ontario Inc., on September 19, 2022 and remained registered to the corporation as of March 7, 2026.
6. The Landlord has compensated the Tenant an amount equal to one month's rent by October 31, 2025. The compensation was provided by a cheque which the Tenant has not cashed. The Tenant shall return the uncashed compensation cheque to the Landlord within 14 days of this order.

It is ordered that:

1. The request to review order LTB-L-089476-25 issued on February 25, 2026 is granted.
2. Order LTB-L-089476-25 issued on February 25, 2026 is cancelled and replaced by the following:
 1. The Landlord's application is dismissed.

2. The Tenant shall return the uncashed compensation cheque to the Landlord within 14 days of this order.

May 27, 2026
Date Issued

Dawn Carr
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.