



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

Citation: Brooks v Goyal, 2026 ONLTB 31160

Date: 2026-05-20

File Number: LTB-T-072182-25-RV

In the matter of: 509, 35 MARINER TERR
TORONTO ON M5V3V9

Between:	Gregory Brooks	Tenant
And		
	Suresh Goyal	Landlord

Review Order

Gregory Brooks (the 'Tenant') applied for an order determining that Suresh Goyal (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-072182-25 issued on May 12, 2026.

On May 16, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord alleges that the order contains serious errors.
2. The Landlord's allegations regarding the timing of the Tenant's application are without merit. The application was brought within one year of the incident giving rise to the application. The allegation that the Tenant brought the application for another reason is irrelevant.
3. The Landlord alleges that the order contains a serious error because it orders the Landlord to pay more than the amount pled in the application. I am not persuaded that there is a serious error here because the application pled the factual underpinnings for the amount ordered. More specifically, the application states that no notice of rent increase was served and that the rent was increased by \$400.00 per month. This justifies the amount ordered. The Tenant's calculation in the application of how much they were charged above what a lawful rent increase would have been is not particularly relevant and does not change the fact that there was no lawful increase in rent. The Tenant's erroneous understanding but the Landlord was entitled to the amount of the lawful rent increase does not make it so.

4. The Landlord's allegations regarding the last month's rent deposit are unclear and insufficient to support a finding of serious error.
5. The remainder of the Landlord's request to review repeats arguments that were made at the hearing and addressed in the order. As stated in the order, since the application was filed within one year of the first unlawful rent increase, the provisions in the Act which render an unlawful rent increase lawful do not apply.
6. 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 the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-072182-25 issued on May 12, 2026 is denied. The order is confirmed and remains unchanged.

May 20, 2026
Date Issued

Richard Ferriss
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.