



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

Citation: Bhargal v Castillo, 2026 ONLTB 33249

Date: 2026-05-20

File Number: LTB-L-002131-26-RV

In the matter of: 12, 9 PHELPS LANE
RICHMOND HILL ON L4E1J4

Between:	Chand Bhargal	Landlord
And		
	Julio Castillo Claudia Castillo	Tenant

Review Order

Chand Bhargal (the 'Landlord') applied for an order to terminate the tenancy and evict Julio Castillo and Claudia Castillo (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved by order LTB-L-002131-26 issued on April 27, 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. The Tenant alleges that they were not reasonably able to participate in the proceeding and that the order contains a serious error.
2. The Tenant states that they have moved out of the rental unit.
3. I am not persuaded that the Tenant was not reasonably able to participate in the proceeding. The Tenant states in the request to review that they received the notice of hearing. The Tenant states that they reviewed their documents more carefully on April 24, 2026 and realized that the hearing had occurred on April 21, 2026. While I appreciate

that the Tenant had a lot going on around this time as they were in the process of moving, the Tenant's non-attendance at the hearing ultimately resulted from a lack of diligence, which is not sufficient to find that they were not reasonably able to participate in the proceeding.

4. With respect to the allegation of serious error, the order requires the Tenant to pay for outstanding water bills incurred during the tenancy. The Tenant's request to review does not identify any errors or issues regarding the findings in the order. More specifically, the Tenant does not state that they were not responsible for this utility, nor do they provide any information to contest the amount claimed. As a result, I am not persuaded that there are any serious errors in the order.
5. Therefore, 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 that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-002131-26 issued on April 27, 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.