



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

Citation: 2627249 ONTARIO INC v NOBEL, 2026 ONLTB 40852

Date: 2026-05-21

File Number: LTB-L-004469-26-RV

In the matter of: 401, 501 BALMORAL DR
BRAMPTON ON L6T1W2

Between: 2627249 ONTARIO INC Landlord

And

ASIF NOBEL Tenant

And

Saira Khurram Potential
Party

Review Order

2627249 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict ASIF NOBEL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-004469-26 issued on April 10, 2026 pursuant to a hearing held on March 31, 2026, at which only the Landlord's Representative, James Moak, attended.

On May 20, 2026, Saira Khurram (the "Potential Party") requested a review of the order.

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

Determinations:

Status of the Potential Party

1. The review request filed by the Potential Party indicates that they are applying to review the order in the capacity of a tenant, despite not being listed in the application or order. The request makes clear that the Potential Party lives in the unit and they state they do so as a single parent. Given this, I am satisfied that the Potential Party will be directly affected by the order and find it appropriate to address the review on that basis in accordance with Rule 26.1.

Request to Extend

2. The request to extend time to file the request for review is granted, but the request for review of the order is denied.

Request to Review

3. The Potential Party submits that there was a serious error in the order and that they were unable to reasonably participate in the proceedings.
4. The Potential Party submits there was a serious error in the order as the Board issued it without hearing about the Landlord's failures to maintain the rental unit in accordance with their obligations. These issues were not raised at the hearing as neither the Potential Party nor the Tenant attended the hearing. It is not a serious error for the Member not to consider evidence that was not before them.
5. The Potential Party submits they were not able to reasonably participate in the hearing as they felt overwhelmed by their living conditions and this application, and did not understand the legal system. They do not allege that they were unaware of the hearing, or made any attempt to attend it. Instead, they indicate that they chose not to attend the hearing as they felt overwhelmed by it. I find that this is an insufficient explanation to ground a preliminary finding that the Potential Party was not reasonably able to participate in the hearing.
6. The Potential Party has not provided sufficient information to support a preliminary finding of an alleged serious error or a sufficient explanation why the requestor was not reasonably able to participate in the hearing as required by Rule 26.8(e).
7. The review request is denied in accordance with Rule 26.9(c) of the Board's Rules of Practice because the grounds for considering a review are not satisfied.

It is ordered that:

1. The request to review order LTB-L-004469-26 issued on April 10, 2026 is denied. The order is confirmed and remains unchanged.

May 21, 2026
Date Issued

Benjamin Seigel
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.