



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

Citation: Xu v 371158 Ontario Ltd - Forest Manor, 2026 ONLTB 38610

Date: 2026-05-21

File Number: LTB-T-093048-24-RV

In the matter of: 1005, 1580 SANDHURST CIR
SCARBOROUGH ON M1V2L3

Between: Weiming Xu Tenant

And

371158 Ontario Ltd - Forest Manor Landlord

Review Order

Weiming Xu (the 'Tenant') applied for an order determining that 371158 Ontario Ltd - Forest Manor (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was resolved by order LTB-T-093048-24 issued on May 14, 2026.

On May 18, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file.

Determinations:

1. The Tenant alleges that they were not reasonably able to participate in the proceeding.
2. The Tenant states in the request to review that they were aware of the hearing date, but that they did not attend the hearing because they did not know what day it was on the hearing date. I am not persuaded by this that the Tenant was not reasonably able to participate in the proceeding. Rather, I see the Tenant's failure to be oriented in time around the time of the hearing to be demonstrative of a lack of diligence with respect to these proceedings. This is not grounds for review.
3. 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 that the Tenant was not reasonably able to participate in the proceeding.

4. I should also note that the Tenant's application was filed on November 12, 2024 with respect to alleged substantial interference between July 7, 2023 and November 16, 2023. Since an application must be filed within one year of the occurrence giving rise to the application, the Board would only be able to address the portion of the Tenant's application relating to November 12, 2023 to November 16, 2023. As a result, even if the Tenant were wholly successful in the application and obtained the 30% abatement requested, this would only result in an order for \$101.34 (i.e. monthly rent of \$2,055.00 × 12 months ÷ 365 days × 5 days × 30%).

It is ordered that:

1. The request to review order LTB-T-093048-24 issued on May 14, 2026 is denied. The order is confirmed and remains unchanged.

May 21, 2026
Date Issued

Richard Ferriss
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.