



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

Citation: Chatham Hope Nonprofit Housing v Blomme, 2026 ONLTB 41094

Date: 2026-05-22

File Number: LTB-L-103085-25-RV

In the matter of: 1, 178 WELLINGTON ST E
CHATHAM ON N7M3P3

Between:	Chatham Hope Nonprofit Housing	Landlord
	And	
	Sara Blomme	Tenant

Review Order

Chatham Hope Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Sara Blomme (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- 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 claimed compensation for each day the Tenant remained in the unit after the termination date.

Chatham Hope Nonprofit Housing (the 'Landlord') applied for an order requiring Sara Blomme (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-103085-25 issued on April 22, 2026. A hearing was held on March 17, 2026 and the Tenant did not attend.

On May 21, 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 filed a Request to Extend time to file a request to review the order which was not necessary in this circumstance.

2. In the review request, the Tenant states that she did not attend the hearing “due to medical reasons”.
3. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.
4. In *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) (CanLII), the Divisional Court affirmed that a person who requests a review of an order must give “sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing”, per Rule 26.8 of the Board’s Rules of Procedure.
5. The Divisional Court in *Wang v. Oloo*, 2023 ONSC 1028 (‘Wang’) considered the information required from a doctor’s note to support a finding that an adjournment was necessary. While this case involves a request for review not an adjournment request, I still find *Wang* informative about the type of information required about a medical condition to support a finding that someone cannot participate in a hearing. The Court states that doctor’s notes must contain sufficient information to enable the Court to exercise its own judgment as to whether the adjournment should be granted. The Court elaborates that this at a minimum should include a description of a diagnosis and other criteria not directly relevant to this review request.
6. The submissions in the review request are lean and vague. The Tenant simply cites a medical issue with no further details about what specifically happened. The hearing was scheduled as part of an all-day block and based on the submissions in the request, it is unclear that the Tenant could not have taken steps to attend the hearing or notify the Board that the Tenant required an adjournment. The hearing proceeded virtually and could have been accessed with a telephone. The Tenant has not provided a doctor’s note to support that a medical emergency occurred, nor has the Tenant provided any information identified as being required by the Court in *Wang*.
7. The Tenant’s review request is denied.

It is ordered that:

1. The request to review order LTB-L-103085-25 issued on April 22, 2026 is denied. The order is confirmed and remains unchanged.

May 22, 2026
Date Issued

Dana Wren
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.