



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

Citation: 2478720 Ontario Inc. v Singh, 2026 ONLTB 41288

Date: 2026-05-22

File Number: LTB-L-017431-26-RV

In the matter of: 402, 345 SPRUCE ST
WATERLOO ON N2L3M6

Between: 2478720 Ontario Inc. Landlord

And

Shelendra Singh Tenant

Review Order

2478720 Ontario Inc. (the 'Landlord') applied for an order requiring Shelendra Singh (the 'Tenant') to pay the rent that the Tenant owes.

This application was resolved by order LTB-L-017431-26 issued on May 11, 2026.

On May 21, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The order under review finds that the Tenant served a valid N15 notice of termination and vacated the unit in accordance with the notice.
2. The Landlord submits that the Member made serious errors with respect to key facts. To support this position, the Landlord has filed three e-mail exchanges with other tenants in the residential complex. Two of these exchanges are dated May 15, 2026 and one of them is undated. It is reasonable to draw an inference that the undated exchange also took place on May 15, 2026. The undated exchange is not referred to in the order and it was not included in the evidence that the Landlord filed prior to the hearing. The hearing took place on May 6, 2026, which is nine days before these exchanges took place.
3. The Member's determinations in the order are reasonable. They are based on the evidence that was presented to her at the hearing. It was not an error for the Member to fail to consider evidence that was not presented to her.

4. 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.

It is ordered that:

1. The request to review order LTB-L-017431-26 issued on May 11, 2026 is denied. The order is confirmed and remains unchanged.

May 22, 2026
Date Issued

Renée Lang
Vice Chair, 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.