



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

File Number: LTB-L-026099-26-RV

In the matter of: 5372 WILDERNESS TRAIL
Mississauga ON L4Z4A9

Between: Lakshmy Venkatram Landlords
Sriram Venkatachalam

And

Katiuscia Lagares Tenant

Review Order

Lakshmy Venkatram and Sriram Venkatachalam (the 'Landlords') applied for an order to terminate the tenancy and evict Katiuscia Lagares (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on February 2, 2026 with respect to application LTB-L-090631-25.

This application was resolved by order LTB-L-026099-26 issued on March 30, 2026. For clarity, this was an *ex parte* order.

On May 19, 2026, the Tenant filed a Motion to Set aside and a request to extend time to file the motion to set aside the *ex parte* order.

On May 19, 2026, the Tenant's request to extend time was denied by the Board.

On May 22, 2026, the Tenant requested a review of the Board's denial of the request to extend time.

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

Determinations:

1. In the request to review, the Tenant asserts the Member failed to properly assess the reasons for the delay in filing. The request essentially attempts to re-argue the reasons as previously set out in the request to extend time.
2. This is the second request for the same issue. The March 19, 2026 set out the reasons the Member denied the original request to extend time. The Tenant now seeks a second review of the request to extend time.

3. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
4. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18. The Tenant's initial request was denied based on the Tenant's failure to provide a clear explanation of why they were unable to file their motion by the required date. The Tenant now seeks to perfect their first request with a second request providing further information. This is not appropriate use of the Board's review process.
5. Accordingly, the Board will not consider the Tenant's second request to extend time to file a motion to set aside the *ex parte* order.

It is ordered that:

1. The second request to consider the Tenant's request to extend time to file a motion to set aside the order is denied. The Member Direction issued on May 19, 2026 is confirmed and remains unchanged.

May 25, 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.