



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

Citation: Tripodi v Hall, 2026 ONLTB 41989

Date: 2026-05-26

File Number: LTB-L-011559-26-RV

In the matter of: 2604, 35 Hayden St
Toronto ON M4Y3C3

Between: Stefano Tripodi Landlord

and

Ian Walter Hall Tenant

Review Order

Stefano Tripodi (the 'Landlord') applied for an order to terminate the tenancy and Evict Ian Walter Hall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-011559-26 issued on April 24, 2026.

On May 26, 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 submits that there is a serious error in the order and that a serious error occurred in the proceedings.
2. 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.
3. The Tenant submits that it was a serious error for the Member to refuse to hear the Tenant's issues they sought to raise under section 82 of the *Residential Tenancies Act, 2006* (the 'Act').
4. Paragraph 21 clearly states that the Tenant was sent correspondence from the Landlord's Legal Representative well in advance of the hearing but yet the Tenant did not disclose their issues to the Landlord's Legal Representative, nor did they send their disclosure to the Landlord directly. While the Tenant may have believed someone else was their proper Landlord, that is irrelevant as the Tenant was provided with contact

information for the representative and could have sent their documentation to the representative. If the Tenant was unsure as to the representative's authorization, it was incumbent on the Tenant to have sought that clarification or confirmation from the representative.

5. As such, it was not unreasonable for the Member not to hear the Tenant's issues which were not properly disclosed in the circumstances. In my view, it would be prejudicial to proceed with hearing of the Tenant's issues under section 82 issues when the Landlord did not have prior disclosure or an opportunity to gather and submit evidence in response.
6. The Tenant also alleges that the presiding Member seriously erred by refusing to allow the Tenant to make submissions and submit evidence with respect to the ambiguity of who the Landlord is. It is evident from paragraphs 1 to 8 of the order, that the Member considered evidence from both parties with respect to whether the Landlord, Stefano Tripodi ('ST') is a landlord as defined in the Act.
7. Most of the Tenant's submissions in this regard pertain to various changes in property managers. It is unclear from the request how the Tenant's own confusion of who their landlord is due to changes in property management would be relevant to the issues before the Member and therefore I cannot find that it was not an error for the Member to not have considered it.
8. The remainder of the review request appears to be submissions relating to the issues the Tenant sought to raise under section 82 of the Act. As stated in paragraph 5, it was not an error for the Member to not consider these issues.
9. As I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings, the request to review the order must be denied.

It is ordered that:

1. The request to review order LTB-L-011559-26 issued on April 24, 2026 is denied. The order is confirmed and remains unchanged.

May 26, 2026
Date Issued

Candace Aboussafy
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.