



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

Citation: Chan v Li, 2026 ONLTB 42158

Date: 2026-05-27

File Number: LTB-T-101968-25-RV

In the matter of: 4002, 108 PETER ST
TORONTO ON M5V0W2

Between: Karen Chan
Ben Brummelhuis
Muzhi Li
Anthony Luo
Tenants

And

Yitao Li
Landlord

Review Order

Karen Chan, Ben Brummelhuis, Muzhi Li and Anthony Luo (the 'Tenants') applied for an order determining that Yitao Li (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-101968-25 issued on May 7, 2026.

On May 26, 2026, the Tenants requested a review of the order.

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

Determinations:

1. The order under review dismisses the Tenants' T1 application because the issues to be decided in this application were decided by order LTB-L-004213-25, issued June 3, 2025.
2. The Tenants submit that the Member seriously erred by unreasonably denying their request for an adjournment. They had requested the adjournment because they had just discovered the existence of order LTB-L-004213-25 at the hearing on April 1, 2026 and they needed time to request a review of that order. The Landlord consented to the Tenants' request.
3. The decision whether to adjourn a hearing is a discretionary one, even if the parties consent to the adjournment. A Member's exercise of discretion will only be interfered with on review if the discretion was exercised unreasonably. In this case I am not satisfied that the Member's decision not to adjourn the hearing was unreasonable.

4. The Member notes at paragraph 14 of the order under review that it is not a good use of LTB hearing time to adjourn the hearing of the T1 application. The Member noted that if the review of order LTB-L-004213-25 is granted, the L9 application will be heard *de novo* and the issues raised in the T1 application will be adjudicated. If the review of order LTB-L-004213-25 is denied the order would stand, which would mean that the issues raised in the T1 application would be barred by the doctrine of *res judicata*. An adjournment of the T1 application would serve no purpose because either the matter is *res judicata* or it will be adjudicated on a re-hearing of the L9 application. In these circumstances it was reasonable to deny the request to adjourn the T1 hearing.
5. I note that the Tenants recently filed a request to review order LTB-L-004213-25 and the review has been sent to a hearing.
6. 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-T-101968-25 issued on May 7, 2026 is denied. The order is confirmed and remains unchanged.

May 27, 2026
Date Issued

Renée Lang
Vice Chair, 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.