



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

Citation: Gandolf v Patel, 2026 ONLTB 43238

Date: 2026-05-29

File Number: LTB-T-001483-25-RV

In the matter of: 5 Amoro Drive
Etobicoke Ontario M9W4S1

Between: Adrian Gandolf
Ewald Jammers Tenants

and

Saurabh Patel Landlord

Review Order

Adrian Gandolf and Ewald Jammers (the 'Tenants') applied for an order determining that Saurabh Patel (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- did not give the Tenants a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenants agreed to pay for them.

This application was resolved by order LTB-T-001483-25 issued on May 12, 2026.

On May 29, 2026, the Tenant, Adrian Gandolf, requested a review of the order.

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

Determinations:

1. The Tenant, Adrian Gandolf ('AG'), submits that they were not reasonably able to participate in the proceedings that took place on May 6, 2026.
2. On the basis of the submissions made in the request, I am not satisfied that the Tenants were not reasonably able to participate in the proceedings.

3. AG alleges that they were not reasonably able to participate because they are living in a different time zone and incorrectly calculated the time difference.
4. AG does not indicate that they never received the Notice of Hearing from the LTB nor does AG provide any explanation as to why their co-tenant did not attend the hearing on time. Rather, AG did not attend the hear due to their own lack of due diligence.
5. The Divisional Court has affirmed that parties are required to exercise due diligence in dealing with legal proceedings and a party's failure to do so is not a reasonable basis for rehearing the application (*Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 CanLII (Div. Ct.)).
6. In *Berezovs'ka*, at para. 8, the Court noted that:

If parties are not diligent in dealing with legal proceedings then they cannot demand that a Tribunal waste its resources by rehearing matters a second time. To allow this would undermine the ability of the administration of justice to deliver timely, cost-effective and final orders.

7. For these reasons, I am not satisfied that t he Tenants were not reasonably able to participate in the proceedings. Accordingly, the request to review the order shall be denied.

It is ordered that:

1. The request to review order LTB-T-001483-25 issued on May 12, 2026 is denied. The order is confirmed and remains unchanged.

May 29, 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.