



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

Citation: HERSZ PROPERTIES LIMITED v MILLS, 2026 ONLTB 43246

Date: 2026-05-29

File Number: LTB-L-106170-25-RV

In the matter of: 801, 2089 LAWRENCE AVENUE WEST
TORONTO ON M9N1H8

Between: HERSZ PROPERTIES LIMITED Landlord

And

PATRICIA MILLS Tenants
CALRENCE MILLS

Review Order

HERSZ PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict PATRICIA MILLS and CALRENCE MILLS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-106170-25, issued on March 13, 2026.

On May 29, 2026, the Tenants requested a review of the order.

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

Reasons:

1. The Tenants appear to have intended to file a request to extend the deadline to file this review. The request is granted and the review deadline extended so that the review can be considered.
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 Tenants did not attend the hearing of the application. On the evidence before her, the Member found that it would be unfair to the Landlord to postpone eviction. She ordered that the tenancy would be terminated unless the Tenants paid their arrears by March 24, 2026.
4. The Tenants request a review and ask to be given more time to pay based on their circumstances.

5. If the Tenants had wanted the Member to consider their circumstances, they should have attended the hearing to explain those circumstances. There is no error in the Member's decision setting a deadline of March 24 based on the circumstances that were before her. The purpose of a review is to determine whether the Member made an error, not to present a different or better case.
6. Since the review request does not identify any error in the Member's decision, the review is denied.

It is ordered that:

1. The request to review order LTB-L-106170-25 issued on is denied. The order is confirmed and remains unchanged.

May 29, 2026
Date Issued

Dale Whitmore
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.