



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

Citation: Su v Adedeji, 2026 ONLTB 43217

Date: 2026-06-05

File Number: LTB-L-007370-26-RV

In the matter of: 203, 407 Cook Rd
North York ON M3J3T5

Between: Yali Su
Zhengrong Liu Landlords

and

Johnson Ayoade Adedeji Tenant

Review Order

Yali Su and Zhengrong Liu (the 'Landlords') applied for an order to terminate the tenancy and evict Johnson Ayoade Adedeji (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-007370-26 issued on April 10, 2026.

On May 10, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On May 11, 2026, interim order LTB-L-007370-26-RV-IN was issued, staying the order issued on April 10, 2026.

The review request was heard by videoconference on May 27, 2026.

The Landlord, Yali Su ('YS'), on behalf of both Landlords, and the Tenant attended the hearing.

Determinations:

1. On the basis of the submissions made, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding. Accordingly, the Tenant's request to review must be denied.
2. The Tenant testified that he was not reasonably able to participate in the proceeding because although he had received notice of the hearing, he was never provided with the login details. He testified that the Landlord was supposed to provide the login details but intentionally withheld it so that he would not be able to attend the hearing.

3. Under the *Residential Tenancies Act, 2006* a mailed document is deemed to be received 5 days later. The Board's records show that the notice of hearing was sent to the Tenant by mail on March 2, 2026. The Landlord, Yali Su ('YS'), testified that she retrieved this mail from the shared mailbox at the property and handed it to the Tenant in the kitchen on March 7, 2026. The Tenant does not dispute that the Landlord gave him the hearing notice in the kitchen on this date but the Tenant states that the hearing notice just stated the date and time of the hearing but did not provide the login details.
4. The Tenant testified that on the day of the hearing, he was looking for the login information and that he then called the LTB and they told him that he had to file a request to review.
5. Based on the evidence before the Board, I find it more likely than not that the Tenant did receive the Notice of Hearing, including the details and instructions required to login or call into the hearing. I say this because the Board's records show that the Notice of Hearing sent to the parties contains both the hearing date and time information as well as information and instructions to attend by Zoom or telephone and it is highly unusual that a Notice of Hearing would be missing information and instructions with respect to how to attend the hearing. The Tenant did not produce a copy of the Notice of Hearing that he received as evidence to support his assertions that this information was missing and when given an opportunity during the hearing to submit a copy, the Tenant was unable to produce it.
6. Additionally, the Tenant did not call or otherwise contact the Landlord at any time to request the information and while he testified that he called the Board, it is curious to me that the Board staff would tell him to file a review rather than simply provide him with the information to log into the hearing. In my view, it is more likely that the Tenant did not call the LTB until well after he missed the hearing, if he called at all.
7. Based on the above, I find that the Tenant either did not exercise due diligence to ensure his participation in the proceedings or simply chose not to attend. Therefore, the request to review based on the Tenant's allegation that he was not reasonably able to participate in the hearing is denied.

It is ordered that:

1. The request to review order LTB-L-007370-26 issued on April 10, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on May 11, 2026 is cancelled. The stay of order LTB-L-007370-26 is lifted immediately.

June 5, 2026
Date Issued

Candace Aboussafy
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.