



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

Citation: Deerfield 1 GP Inc c/o BentallGreenOak (Canada)LP v Parker, 2026 ONLTB 37664

Date: 2026-06-01

File Number: LTB-L-005229-26-SA-RV

In the matter of: 120, 195 DEERFIELD RD
NEWMARKET ON L3Y0G4

Between: Deerfield 1 GP Inc c/o BentallGreenOak (Canada)LP Landlord

And

Ian Parker Tenant

Review Order

Deerfield 1 GP Inc c/o BentallGreenOak (Canada)LP (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Parker (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on November 10, 2025 with respect to application LTB-L-067612-25.

This application was resolved by order LTB-L-005229-26 issued on January 26, 2026.

The Tenant filed a motion to set aside the order.

The motion was resolved by order LTB-005229-26-SA issued on May 8, 2026.

On May 29, 2026, the Tenant requested a review of order LTB-005229-26-SA.

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

Determinations:

1. The request to review does not identify an error in the order or in the proceeding.
2. In addition, the order was a consent order.
3. The law is well-established that there are only a few circumstances in which a consent order can be set aside. In the case of *Belz v. Mernick* [1988] O.J. No. 3581, the Court stated only common mistake, misrepresentation, fraud or other grounds will invalidate a contract. None of these grounds are present here.

4. As a result, 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 or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-005229-26 issued on July 8, 2026 is denied. The order is confirmed and remains unchanged.

June 1, 2026
Date Issued

Richard Ferriss
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.