



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

Citation: Shittu v Lewia, 2026 ONLTB 43730

Date: 2026-06-02

File Number: LTB-T-079192-23-RV-IN-RV

In the matter of: Basement, 40 Legends Dr
Scarborough Ontario M1X1Z7

Between: Zainab Olayinka Shittu Tenant
Matthew Naylor

And

Tanya Lewia Landlord

Review Order

Zainab Olayinka Shittu and Matthew Naylor (the 'Tenant') applied for an order determining that Tanya Lewia (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-079192-23, issued on April 27, 2026.

On May 27, 2026, the Landlord requested a review of the order. On May 28, 2026, interim order LTB-T-079192-23-RV-IN was issued, directing the Landlord's review to a hearing and staying the April 27 order pending the hearing of the review.

On June 1, 2026, the Tenant requested a review of the May 28 interim order.

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

Reasons:

1. The Landlord requested a review of the original order on the basis that they were not reasonably able to participate in the original hearing because they did not receive notice of the hearing. The LTB directed that the request be sent to a review hearing to

determine whether the Landlord was reasonably able to participate in the original hearing. The review hearing has not yet been held.

2. The Tenant now requests a review of the decision to send the Landlord's review request to a hearing. In their request, they argue that the Landlord did in fact receive notice of the original hearing.
3. Pursuant to Rule 26.1, a party may only request a review of an order which makes a final determination of a party's rights. The decision to send the Landlord's review request to a hearing is an interim decision, which does not make any final determination of a party's rights. The questions of whether the Landlord was reasonably able to participate in the original hearing, and whether the Landlord's review should be granted, will be decided in the review hearing. The review hearing will be the appropriate time for the Tenant to present their evidence and submissions in support of their position that the Landlord's review should be denied.
4. Since the Tenant's review request is not permitted by Rule 26.1, it is denied.

It is ordered that:

1. The Tenant's request to review order LTB-T-079192-23-RV-IN, issued on May 28, 2026, is denied. The order is confirmed and remains unchanged.

June 2, 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.

