



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

Citation: Panokarren v Pourshafiei Seighalani, 2026 ONLTB 43823

Date: 2026-06-02

File Number: LTB-L-005285-26-RV

In the matter of: 821, 19 Singer Crt
Toronto ON M2K0B2

Between: Leon Panokarren Landlord
Shirley Marie Rosales

And

Mohammadhossein Pourshafiei Seighalani Tenant

Review Order

Leon Panokarren and Shirley Marie Rosales (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammadhossein Pourshafiei Seighalani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-005285-26 issued on May 20, 2026 pursuant to a hearing held by video-conference on May 7, 2026 at which only the Landlord and the Landlord's Witnesses, Marjan Attar and Aleksandra Homesin attended.

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

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

Determinations:

1. The Tenant submits they were not reasonably able to participate in the hearing and that there is a serious error in the order on the following basis:

"I believe I owe less than the amount shown in the order, also I was dealing with medical concerns and emergencies in and out of the doctors office and had serious allergic reactions the week of our set court date thats why I could not attend the hearing session unfortunately.

Due to my very bad allergic reaction to the special cough medication, I couldn't even breath therefore, I couldn't attend the session."

2. The Tenant does not specify why they believe they owe less money or provide any details in this regard. Further, the Tenant did not attend the hearing to present evidence

or make submissions in this regard. It is not an error for the Member not to have considered evidence and submissions not before them. I find therefore there is no serious error in the order.

3. The Tenant does not specify where they were on the date of the hearing or what their condition was on the date of the hearing, only that they were dealing with these medical issues the week of the hearing. The only medical documentation provided is a receipt from the doctor's office that states they visited the doctor on May 4, 2026 for a "Cough & Flu visit".
4. No medical note from the doctor assessing the Tenant's condition on this visit, which occurred three days prior to the hearing, is provided. While the Tenant refers to an allergic reaction to a special cough medicine, no copy of a prescription, or receipt for that medication is provided.
5. While the Tenant states they could not breathe due to this allergic reaction, no evidence that the Tenant sought medical care in regard to a serious allergic reaction is provided. The Tenant also does not specify on what date a serious allergic reaction took place and there is no evidence provided that the Tenant sought medical treatment of any kind on the date of the hearing.
6. The Tenant does not state in the request what their condition was, or what happened on the actual date of the hearing to determine whether they could reasonably have attended the hearing by telephone or video-conference software that day.
7. Rule 26.8.e. of the Board's Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding that they were not reasonably able to participate in the hearing. I find that this request does not provide sufficient information to make that preliminary finding.
8. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or 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-005285-26 issued on May 20, 2026 is denied. The order is confirmed and remains unchanged.

June 2, 2026
Date Issued

Benjamin Seigel
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.