



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

**Citation:** Weston v Enofe, 2026 ONLTB 44594

**Date:** 2026-06-09

**File Number:** LTB-T-067133-25-RV

**In the matter of:** A, 879 ARMOUR ROAD  
PETERBOROUGH ONTARIO K9H2A5

**Between:** Shanley Weston Tenant

**And**

Andrew Enofe Landlord

### **Review Order**

Shanley Weston (the 'Tenant') applied for an order determining that Andrew Enofe (the 'Landlord'):

- entered the rental unit illegally. (T2 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)
- reduced or discontinued services or facilities (T3 Application)
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

This application was resolved by order LTB-T-067133-25 issued on January 20, 2026

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

On February 11, 2026 interim order LTB-T-067133-25-RV-IN was issued, staying the order issued on January 20, 2026

This application was heard by videoconference on June 1, 2026.

The Landlord, the Landlord's legal representative, Carmen Dawdy, and the Tenant attended the hearing.

**Determinations:**

1. On the basis of the submissions made in the request, I am not satisfied that the Landlord was not reasonably able to participate in the proceeding.
2. The Landlord says they were unable to participated in the January 14, 2026 hearing because they were ill and went to their doctor, and had trouble connecting to the hearing via phone from the doctor's office. In support of their request to review, the Landlord submitted a note from the doctor dated February 2, 2026 which states, 'advised to be off work Jan 14/26 due to medical reason'.
3. The Divisional Court in *Wang v. Oloo* (2023 ONSC 1028 CanLII) addressed what is required for a doctor's note to support an adjournment request. The note 'must obtain sufficient information to enable the court or tribunal to exercise its own judgment as to whether the adjournment should be granted', and 'describe the diagnosis, the effect of the patient's condition on their ability to attend and participate in the hearing, and a statement as to when, in the doctor's opinion, the patient will be will enough to attend court and participate as required'. I do not accept the Tenant's submission that the doctor's note is automatically inadequate because it includes no diagnosis; it is generally the effect of the diagnosis which is more important to the Board's analysis than the specific diagnosis and omitting the specific diagnosis may preserve some privacy for the submitting party. However, I agree with the Tenant that the doctor's note does not provide enough information for the Board to make its own assessment. Most notably it doesn't confirm that the Landlord attended in person at the office on the day of the hearing.
4. In advance of this review hearing, the Landlord consulted with two paralegals and filed evidence to support his position on the merits. No evidence was filed in advance of the initially scheduled hearing. The Landlord testified with great conviction that he had attempted to hire a paralegal in advance of the first hearing but had been unable to do so. This suggests that the Landlord was not actually prepared to attend the missed January hearing.

**It is ordered that:**

1. The request to review order LTB-T-067133-25 issued on January 20, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 11, 2026 is cancelled. The stay of order LTB-T-067133-25 is lifted immediately.

**June 9, 2026**  
**Date Issued**

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Dawn Carr  
Member, Landlord and Tenant Board

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