



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

Citation: Priority Properties Inc. v Scobie, 2026 ONLTB 44749

Date: 2026-06-04

File Number: LTB-L-016571-26-RV

In the matter of: B, 642 McLachlan Road
White Lake ON K0A3L0

Between: Priority Properties Inc. Landlord

and

Chelsea Scobie Tenant

Review Order

Priority Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsea Scobie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-016571-26 issued on May 11, 2026.

On June 4, 2026, the Tenant requested a review of the order.

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.
2. The Board's records indicate that the Notice of hearing was mailed to the rental unit on March 30, 2026. A copy of the notice of hearing was also emailed to the Tenant on February 25, 2026. The Tenant does not indicate that they never received the Notice of Hearing from the Board. The Tenant submits that they were not reasonably able to participate in the proceeding due to family matters. The Tenant provides no further details or explanation.
3. In *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) (CanLII), the Divisional Court affirmed that a person who requests a review of an order must give "sufficient information to support a preliminary finding of an alleged serious error or an explanation why the requestor was not reasonably able to participate in the hearing", per Rule 26.8 of the Board's Rules of Procedure.

4. It is unclear from the request what family circumstances the Tenant is alleging impacted their ability to participate in the hearing. The Tenant has therefore not provided sufficient information to support a preliminary finding that they were not reasonably able to participate.
5. The remainder of the Tenant's review request explains the Tenant's circumstances and seeks to request relief from eviction.
6. Although I am mindful of the Tenant's circumstances, the Divisional Court has affirmed that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process (see: *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.)). The Tenant's submissions about their circumstances and request for a payment plan are therefore not grounds to review the May 11, 2026 order or to re-hear the Landlord's application.
7. As I am not satisfied that the Tenant was not reasonably able to participate in the proceeding, the request to review the order must be denied.

It is ordered that:

1. The request to review order LTB-L-016571-26 issued on May 11, 2026 is denied. The order is confirmed and remains unchanged.

June 4, 2026
Date Issued

Candace Aboussafy
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.