



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

Citation: Waseem v Kowell, 2026 ONLTB 45029

Date: 2026-06-05

File Number: LTB-L-097508-25-VO-SA-RV2

In the matter of: 36 HENRY MARACLE ST
AYR ON N0B1E0

Between:	Aroob Waseem	Landlord
And		
	Colten Kowell Brittany Kowell	Tenants

Review Order

Aroob Waseem (the 'Landlord') applied for an order to terminate the tenancy and evict Colten Kowell and Brittany Kowell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-097508-25 issued on February 12, 2026. The Tenants filed a motion to void order LTB-L-097508-25. The Tenants' motion was granted by order LTB-L-097508-25-VO, issued on March 10, 2026. The Landlord filed a motion to set aside order LTB-L-097508-25-VO. The Landlord's motion was granted by order LTB-L-097508-25-VO-SA, issued on May 20, 2026.

The Tenants requested a review of order LTB-L-097508-25-VO-SA ('first review request'). The Tenant's first review request was denied by order LTB-L-097508-25-VO-SA-RV, issued June 4, 2026.

On June 4, 2026, the Tenants requested a second review of order LTB-L-097508-25-VO-SA.

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

Determinations:

1. As set out above, this is the second review request by the Tenants for the same proceeding. The Tenants seek a second review of order LTB-L-097508-25-VO-SA issued on May 20, 2026. This second request is essentially identical to the first review request, which was denied because the request did not attach sufficiently specific medical documentation to support the review. The second request repeats the first request and attaches a new medical document that is more specific: a doctor's note dated June 4,

2026. No explanation was offered as to why the Tenants did not obtain a doctor's note for their first request.

2. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
3. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18.
4. Parties are expected to put their best foot forward in their first review request, which is supposed to be their only review request. In this case the Tenants seek to perfect their first review request, which was lacking in certain documentary support. This is not an appropriate use of the LTB's review process. The purpose of Rule 26.18 is to prevent repeated review requests, including requests that seek to offer information, submissions, or documents that should have been presented to the LTB with the first review request.
5. Accordingly, the Board will not consider the Tenant's second request to review order LTB-L-097508-25-VO-SA.

It is ordered that:

1. The second request to review order LTB-L-097508-25-VO-SA issued on May 20, 2026 is denied. The order is confirmed and remains unchanged.

June 5, 2026
Date Issued

Renée Lang
Vice Chair, 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.