



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

Citation: Stawro v Williams, 2026 ONLTB 45188

Date: 2026-06-05

File Number: LTB-L-026366-26-SA-RV

In the matter of: 2, 271 Richvale Dr S
Brampton ON L6Z4W6

Between: John Stawro Landlord

and

Carol Williams
Robert Williams Tenants

Review Order

John Stawro (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Williams and Robert Williams (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants failed to meet a condition specified in the order issued by the Board on March 3, 2026 with respect to application LTB-L-087033-25.

This application was resolved by order LTB-L-026366-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-026366-26. The Tenants' motion was resolved by order LTB-L-026366-26-SA, issued on May 20, 2026.

On June 5, 2026, the Tenants requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant alleges that there is a serious error in the order.
2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.

3. The Tenant submits that it was a serious error for the Member to find it reasonable for the Landlord to have applied her \$250.00 payment on March 15, 2026 to rent instead of utilities because she was not in arrears on the date of the hearing.
4. The Member's determination is not unreasonable. As stated in paragraph 3, basic accounting principles allow a payment to be applied to the oldest outstanding debt. The Tenant did not state in their e-transfer that this payment was intended for utilities. While the Tenant may believe it was clear that was her intention, the Tenant did not state this and the Landlord was therefore permitted to apply the \$250.00 payment to the rent that was outstanding from March 1, 2026. The hearing recording confirms that the Tenant acknowledges at the hearing that she had not paid March's rent as of March 15, 2026 and that she in fact did not make that March rent payment until April. The fact that as of the hearing date March rent was no longer in arrears is irrelevant as the Tenant had not paid March's rent at the time that the payment was received by the Landlord and applied to the rent for March.
5. For the foregoing reasons, I am not satisfied that there is a serious error in the order and the request to review the order must therefore be dismissed.

It is ordered that:

1. The request to review order LTB-L-026366-26 issued on May 20, 2026 is denied. The order is confirmed and remains unchanged.

June 5, 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.