



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

Citation: Sheth v CLV GROUP, 2026 ONLTB 45294

Date: 2026-06-05

File Number: LTB-T-037950-23-RV

In the matter of: 1501, 40 GRANDVILLE AVE
HAMILTON ON L8E1J7

Between: Karishma Sheth Tenant

And

CLV GROUP Landlord

Review Order

Karishma Sheth (the 'Tenant') applied for an order determining that CLV GROUP (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, collected or retained money illegally, and did not meet its maintenance obligations.

This application was resolved by order LTB-T-037950-23, issued on May 1, 2026.

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

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

Reasons:

1. The Tenant's application was scheduled to be heard at 1:00pm on April 23, 2026. The Tenant did not attend the hearing, and the matter proceeded in her absence at 1:36pm. Her application was dismissed as abandoned. The Tenant requests a review.
2. 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.
3. In her review request, the Tenant states that prior to and at the time of the hearing, her daughter had an illness and a high fever. She says that caring for her daughter affected her ability to properly prepare, organize her evidence, and fully participate in the proceeding.

4. The Tenant has not explained how her daughter's illness would have prevented her from attending the hearing at all, if only for the purpose of requesting an adjournment. If she was unable to attend, she has also not explained why she could not have asked someone to attend on her behalf to request an adjournment. Finally, given that her daughter was already ill prior to the hearing, she has not explained why she did not file a request to reschedule the hearing in advance.
5. The review states that the Tenant is in the process of obtaining supporting medical documentation regarding her daughter's illness. However, medical documentation would not have been necessary for the Tenant to explain how she was prevented from filing a rescheduling request, sending a representative to request an adjournment, or attending briefly to request an adjournment.
6. On the basis of the submissions in the review request, I am therefore not satisfied that the Tenant was not reasonably able to participate in the hearing. The review will be denied.

It is ordered that:

1. The request to review order LTB-T-037950-23 issued on is denied. The order is confirmed and remains unchanged.

June 5, 2026
Date Issued

Dale Whitmore
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.

