



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

File Number: LTB-L-014972-26-RV

In the matter of: 206, 1315 BOUGH BEECHES BLVD
MISSISSAUGA ON L4W4A1

Between: 1315 BOUGH BEECHES BOULEVARD LIMITED Landlord

And

SOLANGE TAIVO Tenants
MICHELLE CASTILLO TAIVO

Review Order

1315 BOUGH BEECHES BOULEVARD LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict SOLANGE TAIVO and MICHELLE CASTILLO TAIVO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was resolved by order LTB-L-014972-26 issued on June 1, 2026.

On June 5, 2026, the Tenant Solange Taivo 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 Solange Taivo states in the review request that English is not her first language, that she was not aware that she had to submit evidence in advance of the hearing, and that she had difficulty participating in the hearing due to technical issues.
2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order, that a serious error occurred in the proceedings, or that the Tenant was not reasonably able to participate in the proceeding.
3. Both Tenants attended the hearing on April 30, 2026. While Solange Taivo can be heard on the hearing recording indicating that English is not her first language, the other Tenant Michelle Castillo Taivo participated on behalf of both Tenants. It is clear from the recording that Michelle Castillo Taivo understood the questions being asked of her and was able to participate in the proceeding. Both Tenants can be clearly heard on the recording and there is no merit to the submission that technical issues prevented their participation in the proceeding.

4. The Board's records reflect that the notice of hearing was mailed to the Tenants on March 26, 2026 (DOC-7648847) for a hearing that occurred on April 30, 2026. If the Tenants had difficulty understanding the notice and its instructions about filing evidence in advance of the hearing it was incumbent on them to take diligent steps to seek assistance. The Tenants do not identify any reasonable steps they took to clear up any alleged confusion. Additionally, the Tenant Michelle Castillo Taivo states during the hearing that the Tenants got bad advice and were told to just let the matter be. I'm not satisfied that a technological issue or a language barrier is the reason that the Tenants did not file evidence in advance of the hearing.
5. The Tenant attached payment records to the review request. That evidence does not meet the criteria for admittance on review because I'm not satisfied that this evidence was unavailable at the time of the hearing with the exercise of diligence. It was not a serious error for the Board to base its decision on the evidence presented at the hearing.

It is ordered that:

1. The request to review order LTB-L-014972-26 issued on June 1, 2026 is denied. The order is confirmed and remains unchanged.

June 8, 2026
Date Issued

Amanda Kovats
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.