



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

Citation: 2424454 Ontario Inc. v REYNOLDS, 2026 ONLTB 45569

Date: 2026-06-08

File Number: LTB-L-001411-26-RV

In the matter of: 304, 5 THORBURN AVE
TORONTO ON M6K1C4

Between: 2424454 Ontario Inc. Landlord

And

ALICIA REYNOLDS Tenant

Review Order

2424454 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict ALICIA REYNOLDS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-001411-26 issued on April 20, 2026. A hearing was held on March 18, 2026 and the Tenant attended the hearing.

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

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

Determinations:

Request to Shorten Time

1. The matter heard on March 18, 2026 was resolved by the order issued on April 20, 2026.
2. The Tenant requested a review of the order on June 5, 2026. The deadline to request a review of the order was May 20, 2026.
3. In the request to extend time, the Tenant states that she did not have the support needed to participate at the hearing and describes health concerns and seeks a payment plan. There is insufficient detail to explain a delay of 16 days in filing the request to review the order. The request is denied.

The Review Request

4. In the alternative, if I had granted the extension of time, then on the basis of the submissions made in the request, I would not be satisfied that the Tenant was not reasonably able to participate at the hearing as claimed.
5. The Tenant fully engaged her right to participate at the hearing. For example, she sought to raise s.82 issues, made submissions and challenged the Landlord's position. The Tenant also requested relief in various forms.
6. The Notice of Hearing provides extensive support to the parties for attending a hearing, disclosure requirements and various support services and counsel. The Tenant's failure to avail herself of the services prior to the hearing is not good cause to grant the review.
7. The Board record does not support the Tenant's claim that she was not reasonably able to participate at the hearing.
8. I would therefore deny the review.

It is ordered that:

1. The request to review order LTB-L-001411-26 issued on April 20, 2026 is denied. The order is confirmed and remains unchanged.

June 8, 2026
Date Issued

Dana Wren
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.