



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

Citation: Massoudi v Krawiec, 2026 ONLTB 45761

Date: 2026-06-08

File Number: LTB-L-018830-26-SA-RV

In the matter of: 33 TOURNAMENT DR
Toronto ON M2P1K1

Between: Mohsen Massoudi

Landlord

And

Curtis Krawiec
Breeze Power BN 766888956RC0001

Tenant

Review Order

Mohsen Massoudi (the 'Landlord') applied for an order to terminate the tenancy and evict Curtis Krawiec and Breeze Power BN 766888956RC0001 (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the Board on February 6, 2026 with respect to application LTB-L-105340-25.

The Landlord's application was resolved by order LTB-L-018830-26, issued on March 4, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018830-26. This motion was resolved by order LTB-L-018830-26-SA issued on May 8, 2026 pursuant to a hearing held on May 5, 2026 at which no party attended.

On June 8, 2026, the Tenant requested a review of order LTB-L-018830-26-SA.

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

I note while the Tenant filed a request to extend the deadline for filing their review request, this is unnecessary as the order was issued on May 8, 2026, making the 30 day deadline to file a review request June 7, 2026. As this fell on a weekend, the deadline is effectively June 8, 2026, the date this request was filed.

Determinations:

1. The Tenant submits they were not reasonably able to participate in the hearing as they believed the hearing was scheduled for May 5, 2026, but the hearing was actually scheduled for May 4, 2026.
2. However, the LTB's records and the order reflect that the hearing date was May 5, 2026. It is unclear where the assertion that the hearing was on May 4, 2026 comes from.
3. Further, the request does not address how the Tenant became aware they missed the hearing, or what occurred on May 5, 2026. There is no information as to whether the Tenant attempted to attend the hearing on that date contained in the request.
4. Rule 26.8.e. of the Board's Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding that they were not reasonably able to participate in the hearing. I find that this request does not provide sufficient information to make that preliminary finding.
5. 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.

It is ordered that:

1. The request to review order LTB-L-018830-26 issued on May 8, 2026 is denied. The order is confirmed and remains unchanged.

June 8, 2026
Date Issued

Benjamin Seigel
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.