



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

Citation: ZHENG v Ibrahim, 2026 ONLTB 45864

Date: 2026-06-09

File Number: LTB-L-054773-24-RV

In the matter of: 703, 268 BUCHANAN DR
UNIONVILLE ON L3R8G9

Between: CUNGAN ZHENG Landlord

And

Farid Ibrahim Tenant
Rosmin Visram

Review Order

CUNGAN ZHENG (the 'Landlord') applied for an order to terminate the tenancy and evict Farid Ibrahim and Rosmin Visram (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-054773-24 issued on May 13, 2026.

On June 8, 2026, the Tenant requested a review of the order.

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

Determinations:

1. Order LTB-L-054773-24 issued on May 13, 2026 is a consent order.
2. The law is well-established that there are only a few circumstances in which a consent order can be set aside. In the case of *Belz v. Mernick* [1988] O.J. No. 3581, the Court stated only common mistake, misrepresentation, fraud or other grounds will invalidate a contract. None of these grounds are present here. The Tenants change in circumstances after the hearing is not grounds for review.

3. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-054773-24 issued on May 13, 2026 is denied. The order is confirmed and remains unchanged.

June 9, 2026
Date Issued

Richard Ferriss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.