



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

Citation: Zheng v Kemmers, 2026 ONLTB 45896

Date: 2026-06-09

File Number: LTB-L-008967-26-RV

In the matter of: 1 BDRM N, 158 SUNNIDALE RD
BARRIE ON L4N1H3

Between:	Lei Zheng	Landlord
	And	
	Chris Kemmers	Tenant

Review Order

Lei Zheng (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Kemmers (the 'Tenant') because:

- 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.

This application was resolved by order LTB-L-008967-26 issued on June 8, 2026.

On June 9, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The order under review grants the Landlord's application to terminate the tenancy for own use. The order grants relief from eviction in the form of a brief extension of the termination date.
2. The Tenant submits that there is a serious error in the order. The Tenant submits that the order fails to manifest the Member's intention to give the Tenant a substantial amount of time to move out of the unit.
3. Paragraph 31 of the order acknowledges the circumstances of both parties, states that the termination date is June 30, 2026 and notes that this date is 69 days after the date of the hearing. This paragraph shows that it was the Member's intention to give an

extension of time that balances a consideration of both party's circumstances. That the Member notes how many days there are between the hearing date and the termination date does not mean that he intended to extend the termination date further than June 30, 2026.

4. The decisions whether to grant relief from eviction and, if so, in what form and for how long, are discretionary. A discretionary decision will be given deference and will only be overturned on review if it is unreasonable.
5. Given the circumstances noted at paragraph 31, the decision to extend the termination date by only 11 days (the standard termination date is 11 days from the date of the order) is reasonable. The Member considered that the Landlord is sleeping on a window bench and the Tenant will require some time to seek alternative accommodations. Neither the order nor the review request mention any other circumstances that might warrant greater relief, such as a lengthy tenancy, children, disabilities, or age.
6. 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.

It is ordered that:

1. The request to review order LTB-L-008967-26 issued on June 8, 2026 is denied. The order is confirmed and remains unchanged.

June 9, 2026
Date Issued

Renée Lang
Vice Chair, 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.