



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

Citation: 2204-2208 Dufferin Inc. v Krol, 2026 ONLTB 43478

Date: 2026-06-12

File Number: LTB-L-100634-25-RV

In the matter of: 202, 2204 DUFFERIN ST
YORK ON M6E3R8

Between: 2204-2208 Dufferin Inc. Landlord

And

Evan Shawn Krol Tenant

And

Dawn Arnone Potential Party

Review Order

2204-2208 Dufferin Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Shawn Krol (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-100634-25 issued on March 3, 2026.

The Tenant requested a review of the order.

The request to review was heard and resolved by order LTB-L-100634-25-RV on June 2, 2026.

On June 9, 2026, the Potential Party 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 Potential Party attended the original hearing of the Landlord's application on February 25, 2026 but did not participate in the proceeding because they did not have written authorization from the Tenant to do so.
2. The Potential Party attended the review hearing on May 28, 2026 and participated in the proceeding having obtained written authorization from the Tenant to do so.

3. The Potential Party's request to review alleges that the order contains a serious error because it does not determine their tenancy status.
4. I am not persuaded that the order contains a serious error because the Potential Party did not assert that they were a tenant at the review hearing.
5. It is not an error to not consider information that was not presented.
6. The Potential Party participated in the review hearing and had the opportunity to raise the issues they now wish to raise on review but did not do so. It would be inappropriate to allow a review in these circumstances. Moreover, the Potential Party ought to have filed their request to review in relation to the order issued on March 3, 2026 if they wished to advance the position that they were the lawful tenant of the rental unit. It is an abuse of process to participate throughout the proceedings as the agent of the Tenant and then advance the position that they are the lawful tenant at the last minute.
7. 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 Potential Party was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-100634-25 issued on June 2, 2026 is denied. The order is confirmed and remains unchanged.

June 12, 2026
Date Issued

Richard Ferriss
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.