



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

Citation: Devcor Capital Inc. v Mills, 2026 ONLTB 46960

Date: 2026-06-12

File Number: LTB-L-015233-24-RV

In the matter of: 19, 270 Main Street East
Milton ON L9T1P2

Between: Devcor Capital Inc. Landlord

And

Raymond Mills Tenant

Review Order

Devcor Capital Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Mills (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

This application was resolved by order LTB-L-015233-24 issued on May 26, 2026. A hearing was held on May 21, 2026. The Landlord, the Landlord's representative and the Tenant attended the hearing.

On June 11, 2026, the Tenant 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. In the review request, the Tenant asserts he was not reasonably able to participate at the hearing and claims "I did not participate in the hearing because I was not aware it was taking place."
2. I have reviewed the Board's application record and have listened to the May 21, 2026 hearing recording. For clarity, at around 30:49:00, the Tenant identified himself as the Tenant. He participated at the hearing, led submissions and gave details about his circumstances. Had there been any issue with the identity of the Tenant, I believe the Landlord would have addressed this with the Member. The hearing proceeded with full participation from the Tenant. There was no indication at the hearing that the Member should not have proceeded with the hearing.

3. Given the above, I cannot find that the Tenant was not reasonably able to participate at the hearing held on May 21, 2026.
4. The balance of the review seeks to provide his circumstances that were addressed at the hearing.
5. If the Tenant does not understand the Orders from the Board, the Tenant is encouraged to seek legal counsel.
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 or that the Tenant was not reasonably able to participate in the proceeding.
7. The Tenant's request to review the May 26, 2026 order must be denied.

It is ordered that:

1. The request to review order LTB-L-015233-24 issued on May 26, 2026 is denied. The order is confirmed and remains unchanged.

June 12, 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.