



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

**Citation:** LIU v MA, 2026 ONLTB 47097

**Date:** 2026-06-12

**File Number:** LTB-L-017886-26-RV

**In the matter of:** BASEMENT UNIT, 31 MINDY CRES  
MARKHAM ON L3S3X4

**Between:** ZENGWANG LIU Landlord

**And**

LEI MA Tenant

### **Review Order**

ZENGWANG LIU (the 'Landlord') applied for an order to terminate the tenancy and evict LEI MA (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-017886-26 issued on June 10, 2026.

On June 11, 2026, the Tenant requested a review of the order.

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

### **Determinations:**

1. The Tenant's request to review largely restates the Tenant's position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the

record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. The Tenant could have arranged an interpreter prior to the hearing date but did not do so. I see no error in the Member's denial of the Tenant's request for an adjournment to obtain an interpreter.
5. The Tenant argued that the Landlord's application was retaliatory at the hearing and the Member did not find these arguments to be persuasive. I see no errors in the Member's reasoning in this regard.
6. While I can appreciate that the order for compensation is somewhat confusing, there is no error in the order in this regard. If the Tenant paid the rent for April and May 2026, as stated in the request to review, the Tenant has already paid the \$1,685.00 identified in paragraph four of the order. Similarly, if the Tenant has paid the rent for April, May, and June, 2026 as stated in the request to review, the Tenant has already paid the \$33.70 per day amount up to June 30, 2026.
7. Put another way, if the Tenant has made all the payments they say they have made and the Tenant vacates June 30, 2026, the Landlord will have to pay the Tenant the \$1,370.27 identified in paragraph six of the order. Moreover, the Landlord would also have to pay an additional \$33.70 for every day prior to June 30, 2026 that the Tenant vacates the rental unit (e.g. if the Tenant were to vacate June 20, 2026, the Landlord would have to pay the Tenant an additional \$337.00 on top of the \$1,370.27).
8. As a result, based on 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-017886-26 issued on June 10, 2026 is denied. The order is confirmed and remains unchanged.

**June 12, 2026**  
**Date Issued**

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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.