



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

**Citation:** 1281 Gerrard Inc. v Hay, 2026 ONLTB 47390

**Date:** 2026-06-15

**File Number:** LTB-L-029166-26-SA-RV

**In the matter of:** 2B, 1281 GERRARD ST E  
TORONTO ON M4L1Y5

|                 |                   |          |
|-----------------|-------------------|----------|
| <b>Between:</b> | 1281 Gerrard Inc. | Landlord |
|                 | <b>And</b>        |          |
|                 | Claire Hay        | Tenant   |

### **Review Order**

1281 Gerrard Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Claire Hay (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-029166-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029166-26. The Tenant's motion to set aside was resolved by LTB-L-029166-26-SA, issued on June 10, 2026 pursuant to a hearing attended only by the Landlord's Agent, Irina Kogan.

On June 11, 2026, the Tenant requested a review of order LTB-L-029166-26-SA.

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

### **Determinations:**

1. The Tenant submits they were unable to reasonably participate in the hearing. The reasons provided in the request are:

*"I had a medical emergency on (miscarriage) and was unable to attend the video conference."*

2. The request does not specify on what date the miscarriage occurred and no medical documentation is supplied with the request to show when the Tenant sought treatment in relation to this event. No other information relating to the occurrence of this event is provided, including information as to whether it occurred on the day of the hearing or an alternative date.

3. Rule 26.8.e. of the Board's Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding that they were not reasonably able to participate in the hearing. I find that this request does not provide sufficient information to make that preliminary finding.
4. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.

**It is ordered that:**

1. The request to review order LTB-L-029166-26-SA issued on June 10, 2026 is denied. The order is confirmed and remains unchanged.

**June 15, 2026**  
**Date Issued**

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**Benjamin Seigel**  
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.