



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

Citation: SHILOH v JOSEPH-HAMER, 2026 ONLTB 47425

Date: 2026-06-15

File Number: LTB-L-020938-26-RV

In the matter of: 323, 575 CONKLIN RD
BRANTFORD ON N3T0Y2

Between: DAVID SHILOH Landlord

And

MAYA JOSEPH-HAMER Tenant

Review Order

DAVID SHILOH (the 'Landlord') applied for an order to terminate the tenancy and evict MAYA JOSEPH-HAMER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-020938-26 issued on May 28, 2026 pursuant to a hearing attended only by the Landlord's representative, Berkan Altum.

On June 15, 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 does not submit they were unable to reasonably participate in the hearing or that there was a serious error in the order or proceedings. The Tenant submits only that they are in the process of moving out of the rental unit, but will not have accommodations until July and wish a temporary stay of enforcement of eviction to be issued on that basis as enforcement of the order before that time will cause the Tenant hardship.
2. Given there is no allegation in the request that the Tenant was not reasonably able to participate in the hearing or that there was a serious error in the order or proceedings, it would be inappropriate to grant a stay of enforcement.
3. The filing of a review is not an opportunity to delay the enforcement of an order simply because a party will experience hardship by its enforcement. If the Tenant wanted a longer period of time prior to the termination of the tenancy, they had an opportunity to attend the hearing and make submissions in that respect so the Member could determine whether such a delay was appropriate in the circumstances. The Tenant chose not to do so. The request for review must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-020938-26 issued on May 28, 2026 is denied. The order is confirmed and remains unchanged.

June 15, 2026
Date Issued

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.