



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

Citation: Morojele v Sun, 2026 ONLTB 47399

Date: 2026-06-15

File Number: LTB-T-015792-25-RV

In the matter of: 42 Hayfield Crescent
Richmond Hill ON L4E0A4

Between: Setsi Lebohang Morojele Tenant

and

Jian Sun Landlord

Review Order

Setsi Lebohang Morojele (the 'Tenant') applied for an order determining that Jian Sun (the 'Landlord'):

- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was resolved by order LTB-T-015792-25 issued on June 8, 2026.

On June 12, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord submits that they were not reasonably able to participate in the proceeding. On the basis of the submissions made in the request, I am not satisfied that the Landlord was not reasonably able to participate in the proceeding.
2. The Landlord submits that they were not reasonably able to participate in the hearing because they were out of the country on the date of the hearing. While I am mindful that being reasonably able to participate must be interpreted broadly, I am not satisfied that the Landlord was not reasonably able to participate in this instance. I say this because the Landlord was aware of the hearing and made the active choice not to attend due to prearranged travel arrangements. The Landlord also provides no information about where they were travelling and why there were unable to call in by phone or logon from

the country which they were visiting. Additionally, the Landlord provides no information about what steps they took to reschedule the hearing or make arrangements for someone to attend on their behalf to request an adjournment.

3. The Landlord's omission to have a legal representative or agent attend on the hearing date to request an adjournment was not consistent with the duty to exercise reasonable diligence to participate in a Board proceeding¹.
4. The Landlord has not demonstrated that they were not reasonably able to participate in the Board proceeding. The Landlord's request to review the June 8, 2026 order, and to re-hear the application, must accordingly be denied.

It is ordered that:

1. The request to review order LTB-T-015792-25 issued on June 8, 2026 is denied. The order is confirmed and remains unchanged.

June 15, 2026
Date Issued

Candace Aboussafy
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.

¹ *Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 (Div. Ct.) (CanLII)