



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

Citation: AHMED v LOCKHART, 2026 ONLTB 47403

Date: 2026-06-15

File Number: LTB-L-007347-25-AM-RV2

In the matter of: 240 ORTON PARK RD
SCARBOROUGH ON M1G3H4

Between: JAMEEL AHMED Landlord

And

CHRIS LOCKHART Tenant
MICHELE LOCKHART

Review Order

JAMEEL AHMED (the 'Landlord') applied for an order to terminate the tenancy and evict CHRIS LOCKHART and MICHELE LOCKHART (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-007347-25, issued on July 24, 2025 and amended on April 2, 2026 by order LTB-L-007347-25-AM.

On April 8, 2026, the Tenant requested a review of the April 2, 2026 amended order. This review request was resolved by order LTB-L-007347-25-AM-RV, issued on June 11, 2026.

On June 15, 2026, the Tenant requested a review of order LTB-L-007347-25-AM-RV.

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

Determinations:

1. This is the second review request by the Tenant for the same proceeding. The original order for this matter was issued on July 24, 2025 and amended on April 2, 2026. The Tenant requested a review of that amended order. The Tenant's review request was sent to a hearing, after which order LTB-L-007347-25-AM-RV was issued. The Tenant seeks a review of order LTB-L-007347-25-AM-RV.

2. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party. This request constitutes a request to review the review order from the same requesting party.
3. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18.
4. Accordingly, the Board will not consider the Tenant's request to review order LTB-L-007347-25-AM-RV.

It is ordered that:

1. The request to review order LTB-L-007347-25-AM-RV issued on June 11, 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.