



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

Citation: Guestville Apartments Inc. v Watt, 2026 ONLTB 47451

Date: 2026-06-15

File Numbers: LTB-L-097409-24-IN3-RV et al.

In the matter of: Multiple Units (see Schedule 1), 80 GUESTVILLE AVE
Toronto ON M6N4N3

Between: Guestville Apartments Inc. Landlords
Michael Klein

And

See Schedule 1 Tenants

Review Order

Guestville Apartments Inc. and Michael Klein (the 'Landlords') applied for an order to terminate the tenancy and evict Multiple Tenants (see Schedule 1) because the Landlords require vacant possession of the rental units in order to do major repairs or renovations to the units. The Landlords also claimed compensation for each day the Tenants remained in the units after the termination date. (L2 applications)

The Tenants applied for an order determining that the Landlord Guestville Apartments Inc.:

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential
- complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services. (T2 application: LTB-T-043979-25)

On May 14, 2026, the Board issued interim order LTB-L-097409-24-IN3 at al.

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

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

Determinations:

1. Despite the Landlords' submissions, I am not persuaded that interim order LTB-L-097409-24-IN3 et al is an order that finally determines any party's rights. The order specifically states that Michael Klein will be given an opportunity to argue his position that he should not be named as a landlord in the application. Requiring Mr. Klein to produce

documents and provide disclosure is not a final determination with respect to Mr. Klein's rights and could equally have been compelled through the issuance of a summons.

2. On the basis of 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 the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order interim order LTB-L-097409-24-IN3 et al issued on May 14, 2026 is denied. The order is confirmed and remains unchanged.

June 15, 2026
Date Issued

Richard Ferriss
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.

Schedule 1 – File numbers, Tenants, and unit numbers

File number	Tenant(s)	Unit Number
LTB-L-097409-24	Pamelia Watt	409
LTB-L-097419-24	Peter Rodriguez Elizabeth Astudillo	314
LTB-L-097427-24	Leandro Arias Oscar Zuniga	313
LTB-L-097439-24	Nicholas James	210
LTB-L-097457-24	Sharon Henderson Trevor Smalling	208
LTB-L-097469-24	Valessa Gumbs Floyd Hazzard	107
LTB-L-097478-24	Wilbur Interiano Mira Merly Sandoval	105
LTB-L-008457-25	Vanessa Rodriguez	106
LTB-L-008525-25	Shiffon Renwick Roger Braveboy	214
LTB-L-008532-25	Yuri Romero Rosa Cahuana	302
LTB-L-008536-25	Billy Robert Thornhill	304
LTB-L-008539-25	Marcia Lewis	406
LTB-L-016294-25	Elizabeth Renwick	212
LTB-L-016298-25	Emmanuel Omamuzo Odueme	307
LTB-L-016304-25	Edgar Deustua Burgos	205
LTB-L-016309-25	Keon Simmons	211
LTB-L-016312-25	Ana Sualog Daryl Sualog	310
LTB-L-016318-25	Jose Eugenio	311
LTB-L-016322-25	Julie Allen Roger Kimball	306
LTB-L-016326-25	Steven Oliveira	312
LTB-L-016330-25	Violet Pascal	403
LTB-L-016340-25	Larissa Silva	412
LTB-L-016344-25	Oscar Roque	209
LTB-L-016348-25	Eduardo Calla Ana Rosa Calla	204
LTB-L-016353-25	Maria Perea Amparo Dunn	201
LTB-L-016356-25	Eduardo Arellano Molina Luz Marina Deustua	104
LTB-L-016358-25	Rodolfo Vazquez Lorena Ortega	103