



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

Citation: Murray v Ferrari, 2026 ONLTB 47490

Date: 2026-06-15

File Number: LTB-T-084461-25-RV

In the matter of: 410 OAKWOOD AVE
YORK ON M6E2W3

Between:	Saffron Murray	Tenant
	And	
	Silverio Ferrari	Landlord

Review Order

Saffron Murray (the 'Tenant') applied for an order determining that Silverio Ferrari (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-084461-25, issued on May 19, 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.

Reasons:

1. 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 states that he was not able to attend the hearing because of a scheduling conflict. He had to appear in court on the same day as the LTB hearing.
3. If the Landlord was not going to be available on the hearing day, he should have filed a request to reschedule the hearing. Alternatively, he should have asked someone to attend on his behalf to request an adjournment.
4. The Landlord having failed to take any steps to reschedule or adjourn the hearing, I am not satisfied that he was not reasonably able to participate. He could have participated through reasonable diligence, but instead simply skipped the hearing. The review will be denied.

It is ordered that:

1. The request to review order LTB-T-084461-25, issued on May 19, 2026, is denied. The order is confirmed and remains unchanged.

June 15, 2026
Date Issued

Dale Whitmore
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.