



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

File Number: LTB-L-026125-24-RV

In the matter of: 2508, 225 VILLAGE GREEN SQ
Toronto ON L3S4A8

Between: Sumathy Nadarajah Landlord

And

Eric Niranjan Xavier Tenant

Review Order

Sumathy Nadarajah (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Niranjan Xavier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-026125-24 issued on June 10, 2026.

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. 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 the Tenant was not reasonably able to participate in the proceeding.
2. The Tenant did not attend the hearing that occurred on June 4, 2026. As such the hearing proceeded on an uncontested basis. Nowhere in the review request does the Tenant explain why they did not attend the hearing. The Tenant has provided insufficient information to support a preliminary finding that they were not reasonably able to participate in the proceeding.
3. The Tenant states in the review request that the Landlord gave his ex-wife the rental unit for free, that the Tenant needs to explain that to the Board, that the Tenant will be traveling in the future, and that the Tenant needs legal advice. The order is based on the information that was provided in the hearing. It was not a serious error to do so. The submissions in the review request are insufficient to establish that the order may contain a serious error.

It is ordered that:

1. The request to review order LTB-L-026125-24 issued on June 10, 2026 is denied. The order is confirmed and remains unchanged.

June 16, 2026
Date Issued

Amanda Kovats
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.