



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

Citation: Singh v Servage, 2026 ONLTB 47673

Date: 2026-06-16

File Number: LTB-L-005813-26-RV2

In the matter of: 127 OAKMONT DR
BATH ON K0H1G0

Between: Preeti Singh Landlord
Manmeet Singh

And

Todd Servage Tenant
Nicole Jenkins

Review Order

Preeti Singh and Manmeet Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Todd Servage and Nicole Jenkins (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on January 8, 2026 with respect to application LTB-L-091597-25.

The Landlords' application was resolved by order LTB-L-005813-26, issued on January 27, 2026. This order was issued without a hearing being held ('the eviction order').

The Tenant filed a motion to set aside the eviction order. The motion was resolved by order LTB-L-005813-26-SA issued on March 10, 2026 ('the motion order'). The motion was denied because the Tenant did not attend the motion hearing.

The Tenant filed a request to review the motion order. The review was resolved by order LTB-L-005813-26-SA-RV ('the review order'). The review was granted, the motion was reheard, but ultimately the motion was denied and the stay on the eviction order was lifted.

On June 15, 2026, the Tenant requested a review of the review order.

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

Determinations:

1. The Landlord and Tenant Board ('the Board') has the discretion to review a final order where the order contains a serious error or a party was not reasonably able to participate in the proceeding. The Tenant's request to review does not identify a serious error or that

they were not reasonably able to participate in the proceeding. The Tenant provides information about their circumstances and asks that termination of the tenancy be postponed.

2. Although I am mindful of the Tenant's circumstances, the Divisional Court affirmed at paragraph 27 in *So v. Canadian Mental Health Association, Toronto Branch*, 2024 ONSC 3371 (Div. Ct.) that the discretionary power to deny or delay an eviction pursuant to section 83(1) of the Act does not have a second, independent applicability at the review stage of the Board's process. The purpose of a review request is not to provide relief from eviction. The requestor must identify a serious error or that they were not reasonably able to participate in the proceedings. As the Tenant has not done so, the request to review is denied.
3. The Tenant may also be trying to lead new evidence on review. The Tenant told the Board at the review hearing that they had housing secured for July 2026. However, in the review request the Tenant states that housing turned out to be a scam. The purpose of new evidence is not meant to capture updates about a party's circumstances or updates about new events that occurred after a hearing. Board decisions are final and binding. The Tenant had an opportunity at the review hearing to provide evidence about their circumstances. To find that a new hearing is required whenever there is an update to a party's circumstances or a new event occurs would interfere with the Board's ability to provide final decisions.

It is ordered that:

1. The request to review order LTB-L-005813-26-RV issued on May 26, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.