



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

Citation: LUI v SIT, 2026 ONLTB 47812

Date: 2026-06-17

File Numbers: LTB-L-024883-26-IN-RV
LTB-L-038380-26-IN-RV

In the matter of: (E) Middle South Basement Unit, 68 LONGMORE ST
NORTH YORK ON M2N6T8

Between: KA LUNG LUI Landlord

And

CHI WA SIT Tenant

Review Order

KA LUNG LUI (the 'Landlord') applied for an order to terminate the tenancy and evict CHI WA SIT (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 application: LTB-L-024883-26)
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (L2 application: LTB-L-038380-26)

These applications have not yet been heard.

On June 9, 2026 the LTB issued interim order LTB-L-024883-26-IN/LTB-L-038380-26-IN.

On June 16, 2026, the Tenant requested a review of the interim order.

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

Determinations:

1. The order under review is an interim order that adjourns the hearing of the Landlord's L1 application, directs that the Landlord's L1 application will be heard with their L2 application, and makes certain procedural directions regarding these applications as well as the Tenant's T2/T6 application.
2. Rule 26.1 of the Board's Rules of Procedure permits a party to file a review of any order that makes a final determination of the party's rights. An interim order may be the subject of a review but only if it makes a final determination of a party's rights.

3. The Tenant objects to the statement at paragraph 4 of the interim order that the parties agree to address the March 2026 flooding allegations pursuant to s.82 of the *Residential Tenancies Act, 2006* and that as a result those same allegations shall not form part of the Tenant's T2/T6 application. The Tenant submits that they did not agree to this, as they do not want to lose the opportunity to raise the March 2026 flooding allegations if they fail to comply with the interim order's requirement that they pay ongoing rent to the date of the adjourned hearing.
4. The statement to which the Tenant objects does not finally determine either party's rights. It is procedural in nature and is designed to streamline the various applications, making it clear under which application the issue of the March 2026 flood will be heard. If this issue is not heard as a s.82 issue under the L1 application, the Tenant may request that it be heard with the T2/T6 application. The Tenant has already requested an amendment of the T2/T6 application to include these allegations and the interim order does not dismiss these allegations.
5. The rest of interim order also does not determine any of either party's rights.
6. Interim order LTB-L-024883-26-IN/LTB-L-038380-26-IN does not make a final determination of any party's rights and so it cannot be the subject of a review. This review request was not properly filed and so it must be denied.

It is ordered that:

1. The request to review interim order LTB-L-024883-26-IN/LTB-L-038380-26-IN issued on June 9, 2026 is denied. The order is confirmed and remains unchanged.

June 17, 2026
Date Issued

Renée Lang
Vice Chair, 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.