



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

Citation: Hunters Lodge Apts. Inc. v Shah, 2026 ONLTB 38619

Date: 2026-06-17

File Number: LTB-L-070942-25-RV

In the matter of: 1911, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Hunters Lodge Apts. Inc. Landlord

And

Vishal Shah Former
Kunal Trambadia Tenant

Review Order

Hunters Lodge Apts. Inc. (the 'Landlord') applied for an order requiring Vishal Shah and Kunal Trambadia (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was resolved by order LTB-L-070942-25 issued on May 19, 2026.

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

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Landlord alleges that the order contains serious errors.
2. I have listened to the hearing recording and it is clear from the recording that the Member dismissed the Landlord's application because the Landlord did not serve the Former Tenant with a copy of the application and the notice of hearing in accordance with the Rules. More specifically, the Landlord's representative and the certificate of service stated that the Former Tenant was served by email, but no evidence was provided to show that the notice of hearing or application actually came to the attention of the Former Tenant as required by Rule 3.3 c ii.
3. The Member clearly explained to the Landlord's paid legal representative why the application was being dismissed and it appeared that they understood the reason for the dismissal.

4. While I would agree with the Landlord's legal representative with respect to the errors they have identified in the request to review, I do not find these to be *serious* errors because their correction would not change the result, which is dismissal of the Landlord's application for the reasons stated at the hearing.
5. As a result, 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 that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-070942-25 issued on May 19, 2026 is denied. The order is confirmed and remains unchanged.

June 17, 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.