



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

Citation: Azizi v Asfaw, 2026 ONLTB 48270

Date: 2026-06-18

File Number: LTB-T-057375-25-RV

In the matter of: 1411, 25 SUNRISE AVE
NORTH YORK ON M4A2S2

Between: Bibi Hanifa Azizi Tenant

And

Alemayehu Asfaw Landlord

Review Order

Bibi Hanifa Azizi (the 'Tenant') applied for an order determining that Alemayehu Asfaw (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-057375-25 issued on May 27, 2026.

On May 31, 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.

Determinations:

1. The Landlord filed this review request on the basis of serious error. For the reasons set out below, the review request is denied.
2. The Landlord's request for review is merely an attempt to reargue the application and does not identify a serious error. The Board's review process is not an opportunity for a person to reargue an application that has been finally determined. Although the Landlord disagrees with the hearing member's findings, the hearing member was in the best position to admit and consider the parties' relevant evidence and submissions, and to make findings of credibility.
3. I also note that the Landlord alleges that the calculation in the order is incorrect. However, the Board's records indicate that amended order LTB-T-057375-25-AM, issued June 17, 2026 addresses the calculation errors raised by the Landlord.

4. 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. Accordingly, the request for review is denied.

It is ordered that:

1. The request to review order LTB-T-057375-25 issued on May 27, 2026 is denied. The order is confirmed and remains unchanged.

June 18, 2026

Date Issued

Mayra Sawicki

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.