



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

Citation: Ottawa Community Housing v Gebreselasse, 2026 ONLTB 18456

Date: 2026-06-19

File Number: LTB-L-101231-25-RV

In the matter of: 503, 1485 CALDWELL AVE
OTTAWA ON K1Z8L9

Between: Ottawa Community Housing Landlord

And

Mikiyase Gebreselasse Tenant

Review Order

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Mikiyase Gebreselasse (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-101231-25 issued on May 19, 2026.

On June 18, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant alleges that they were not reasonably able to participate in the proceeding because they inadvertently lost track of the hearing date.
2. I am not persuaded that the Tenant was not reasonably able to participate in the proceeding for the reason provided. The Tenant's failure to keep track of the hearing date does not equate with not being reasonably able to participate in the proceeding. Rather, it suggests that the Tenant did not exercise reasonable diligence with respect to this matter and this is not grounds for review. In addition, although the Tenant has filed the request to review within the required timeline, the Tenant waited the full 30 days and filed the request to review on the last possible day. This also suggests to me that the Tenant is not exercising reasonable diligence with respect to this proceeding.
3. 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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-101231-25 issued on May 19, 2026 is denied. The order is confirmed and remains unchanged.

June 19, 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.