



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

**Citation:** GSV Properties Management Inc. v Naranjo, 2026 ONLTB 48793

**Date:** 2026-06-19

**File Number:** LTB-L-022826-26-SA-RV

**In the matter of:** 1306, 30 GIBBS RD  
ETOBICOKE ON M9B0E4

**Between:** GSV Properties Management Inc. Landlord

**And**

Sadua Angelica Peredes Naranjo Tenant

### **Review Order**

GSV Properties Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sadua Angelica Peredes Naranjo (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 April 17, 2025 with respect to application LTB-L-079758-24.

The Landlord's application was resolved by order LTB-L-022826-26, issued on March 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022826-26. This motion was resolved by order LTB-L-022826-26-SA issued on May 6, 2026.

On June 18, 2026, the Tenant requested a review of order LTB-L-022826-26-SA. The Tenant also filed a request to extend the time to file the request to review.

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

### **Determinations:**

#### Request to Extend

1. The request to extend time to file the review request is granted but the review is denied.

#### Review Request

2. The Tenant's request checks the box to indicate they believe there was a serious error in the order. However, the Tenant's submissions do not identify any error in the order. The submissions instead state the Tenant had requested an extension to July 1, 2026 in the hearing and was denied, that the Tenant wants that extension as they do not have other

housing until that date and will suffer hardship if not granted the extension, and that the Tenant was not aware of sheriff enforcement to take place on June 22, 2026 until June 16, 2026 as they lost their mailbox key and had not received a replacement.

3. A review is not an opportunity to again ask for relief that was already denied pursuant to a hearing. None of the grounds specified in the request actually allege a serious error in the order or that a serious error occurred in the proceedings.
4. Rule 26.8.e. of the LTB's Rules of Procedure specifies that the requesting party must provide sufficient information to support a preliminary finding of a serious error. I find that the Tenant has not done so in this instance.
5. 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.

**It is ordered that:**

1. The request to review order LTB-L-022826-26-SA issued on May 6, 2026 is denied. The order is confirmed and remains unchanged.

**June 19, 2026**  
**Date Issued**

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Benjamin Seigel  
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.