



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

Citation: Keefer Management Inc. v Dionis, 2026 ONLTB 44954

Date: 2026-06-19

File Number: LTB-L-027938-26-RV

In the matter of: 7, 4321 QUEEN ST
NIAGARA FALLS ON L2E2K9

Between: Keefer Management Inc. Landlord

And

Ken Dionis Tenant

Review Order

Keefer Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ken Dionis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-027938-26 issued on June 11, 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 their partner was experiencing a severe mental health crisis at the time of the hearing which required the Tenant's "continuous attention and intervention to ensure her safety and prevent harm to herself." The Tenant has supplied a physician's letter dated June 13, 2026 in support of the request to review.
2. I am not persuaded that the Tenant was not reasonably able to participate in the proceeding.
3. The physician's letter does not state that the Tenant's partner was experiencing a mental health crisis on the June 4, 2026 hearing date. There is no evidence that medical attention was sought on June 4, 2026. The Tenant has not explained how their partner's condition was so bad that they could not attend the hearing, but not bad enough to get medical attention. More significantly, the Tenant has not explained how their partner's condition actually prevented them from phoning into the hearing or attending by Zoom to speak to the matter or at least request an adjournment.

4. The Tenant also alleges that the order contains a serious error because of a past dispute regarding a property damage charge and maintenance issues, but does not explain how these issues relate to the order or constitute an error in the order.
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 Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-027938-26 issued on June 11, 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.