



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

Citation: The Apartment Shoppe v Boz, 2026 ONLTB 49246

Date: 2026-06-22

File Number: LTB-L-019812-26-RV

In the matter of: 2, 84 STANLEY ST
LONDON ON N6C1B1

Between: The Apartment Shoppe Landlord

And

Akil Boz Tenant

Review Order

The Apartment Shoppe (the 'Landlord') applied for an order to terminate the tenancy and evict Akil Boz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-019812-26 issued on June 20, 2026. A hearing was held on May 14, 2026 and the Landlord did not attend the hearing in support of their application.

On June 19, 2026, the Landlord requested a review of the order.

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

Determinations:

1. In the review request, the Landlord states, in part, that they were “out of town and away from my normal routine and work environment.” As a result, the Landlord did not note the hearing date and time.
2. On the basis of the submissions made in the request, I am not satisfied that the Landlord was not reasonably able to participate in the proceeding.
3. In *Q Res IV Operating GP Inc. v. Berezovs'ka*, 2017 ONSC 5541 (Div. Ct.) (CanLII), the Divisional Court affirmed that parties to an application must exercise reasonable diligence to participate in a Board proceeding. This includes attending a hearing on the scheduled date.
4. The Landlord's failure to properly record the hearing date and time, while travelling, is not good cause to grant the review request.

5. With reasonable diligence, the Landlord would have been aware of the hearing and able to attend. I am therefore not satisfied that the Landlord was not reasonably able to participate in the hearing. The review is denied.

It is ordered that:

1. The request to review order LTB-L-019812-26 issued on June 20, 2026 is denied. The order is confirmed and remains unchanged.

June 22, 2026
Date Issued

Dana Wren
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.