



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

Citation: Syed v Coady, 2026 ONLTB 49253

Date: 2026-06-22

File Number: LTB-L-025090-26-RV

In the matter of: 456 Sedan crescent
Oshawa ON L1H3G3

Between: Shah Syed Landlord

And

Sherri Coady Tenants
Rita Coady

Review Order

Shah Syed (the 'Landlord') applied for an order to terminate the tenancy and evict Sherri Coady and Rita Coady (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was resolved by order LTB-L-025090-26, issued on June 12, 2026.

On June 19, 2026, the Tenant Sherri Coady requested a review of the order.

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

Reasons:

1. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.
2. On the day of the hearing, the Tenant filed a written request that it be adjourned. The request stated that the Tenant was required to be at the hospital to consult with medical staff and doctors regarding her mother's critical medical condition. She knew about the scheduling conflict in advance, and had arranged for a family member to replace her at the hospital so that she could attend the hearing. However, at the last minute the family member became unavailable, so the Tenant had to be at the hospital and could not attend the hearing.
3. The Member who heard the matter considered the Tenant's written request, and denied it. He found that the Tenant had not provided sufficient reasons for why the hearing needed to be adjourned.

4. There was no error in the Member's decision. The Tenant's request provided sufficient reasons why somebody needed to be at the hospital to instruct doctors regarding the Tenant's mother's condition. However, that was not the reason the Tenant missed the hearing. She missed the hearing because the family member who was supposed to be at the hospital cancelled at the last minute. The Tenant's request provided no information at all as to why the family member cancelled or why no other family member was available. Consequently, the Member, correctly in my view, declined to adjourn the hearing.
5. I note as well that as of the hearing date, the Tenant owed \$22,050.00 in rent arrears, which had been steadily increasing. An adjournment would have significantly prejudiced the Landlord as further arrears would likely have accrued.
6. On review, the Tenant reiterates that she had to be at the hospital, and indicates that she will obtain medical evidence confirming her mother's condition. However, she does not say anything about why her family member cancelled or why no other family member was available.
7. The submissions in the review request do not provide sufficient basis for concluding that the Tenant was not reasonably able to participate in the hearing. She could have participated either by asking a family member stand in for her at the hospital, or by asking a friend or family member to represent her at the hearing. I cannot conclude, from her request, that she was unable to take any of those steps. The review will be denied.

It is ordered that:

1. The request to review order LTB-L-025090-26 issued on is denied. The order is confirmed and remains unchanged.

June 22, 2026
Date Issued

Dale Whitmore
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

