



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

**Citation:** DRAKE PROPERTY MANAGEMENT v PIAZZA, 2026 ONLTB 49252

**Date:** 2026-06-22

**File Number:** LTB-L-020834-26-RV

**In the matter of:** 104, 2194 KING ST E  
HAMILTON ON L8K1W6

**Between:** DRAKE PROPERTY MANAGEMENT Landlord

**And**

GIOVANNI PIAZZA Tenant

### **Review Order**

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict GIOVANNI PIAZZA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-020834-26 issued on May 26, 2026. A hearing was held on May 20, 2026 and the Tenant did not attend the hearing.

On June 19, 2026, the Tenant 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 Tenant states:

i was given a letter on may 15 2026 to attend court on may 20 2026. i told the gentlemen i recieved a letter from ltb to attend June 16 2026. that is why i did not attend in may.

2. 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.

3. The Board record confirms that the Tenant was mailed the Notice of Hearing on April 15, 2026 with the hearing date and time as May 20, 2026. It was not returned as undeliverable. The hearing was not rescheduled to June 16, 2026.

4. The Tenant acknowledged he was aware of "court" on May 20, 2026 but chose not to attend, even had he been confused by the date. The Tenant did not receive any notice from the Board that the hearing had been rescheduled. The Tenant could have logged

into the virtual hearing to clarify his confusion. Rather, the Tenant simply chose not to attend.

5. 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.
6. Given the above, I am not satisfied that the Tenant was not reasonably able to attend the hearing. The Tenant's review request must be denied.

**It is ordered that:**

1. The request to review order LTB-L-020834-26 issued on May 26, 2026 is denied. The order is confirmed and remains unchanged.

**June 22, 2026**  
**Date Issued**

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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.