



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

Citation: CAPREIT LIMITED PARTNERSHIP v PURCELL, 2026 ONLTB 49452

Date: 2026-06-23

File Number: LTB-L-030692-26-SA-RV

In the matter of: 1105, 201 WHITE OAKS CRT
WHITBY ON L1P1A2

Between:	CAPREIT LIMITED PARTNERSHIP	Landlord
	And	
	ART PURCELL	Tenant

Review Order

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict ART PURCELL (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 December 8, 2025 with respect to application LTB-L-060632-25-SA.

The Landlord's application was resolved by order LTB-L-030692-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030692-26. Pursuant to a hearing held on June 4, 2026, the Tenant's motion was resolved by order LTB-L-030692-26-SA issued on June 22, 2026.

On June 22, 2026, the Tenant requested a review of order LTB-L-030692-26-SA.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant submits there is a serious error as the calculation of amounts owing contained in the determinations of order LTB-L-030692-26-SA are incorrect.
2. I have reviewed the recording. The Tenant was present at the hearing, and did not provide any submissions or evidence that the amounts owing discussed were incorrect. While the Tenant submits they were under heavy medication during the hearing, this is not reflected in the recording. The Tenant was present and provided cogent submissions on the relevant issues during the hearing.

3. Absent a serious error, a review is not an opportunity to reargue your case in hopes of a more favourable outcome. Nor is it an opportunity to present evidence and submissions that could and should have been presented at the original hearing.
4. 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-030692-26-SA issued on June 22, 2026 is denied. The order is confirmed and remains unchanged.

June 23, 2026
Date Issued

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.