



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

Citation: PRESCOD v OKOIGUN, 2026 ONLTB 49903

Date: 2026-06-24

File Number: LTB-L-026498-26-RV

In the matter of: 15, 21 DENISON ROAD EAST
TORONTO ON M9N1B6

Between: HELINA PRESCOD
PRECIOUS PROPERTIES INC

Landlord

And

CHRISTY OKOIGUN

Tenant

Review Order

HELINA PRESCOD and PRECIOUS PROPERTIES INC (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTY OKOIGUN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-026498-26, issued on June 11, 2026.

On June 23, 2026, the Landlord 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 there is a serious error in the order, that a serious error occurred in the proceedings, or that the Landlord was not reasonably able to participate in the proceeding.
2. This was the Landlord's application about rent arrears. The Tenant vacated the unit before the hearing, so the only question before the Member was how much rent the Tenant owed to the end of the tenancy. The only factual dispute was whether the Tenant had vacated the unit on March 31 or April 4, 2026. In the latter case, she would have owed an extra four days' rent.
3. On the evidence before her, the Member found that the Tenant had vacated the unit and returned the keys on March 31, 2026. She ordered the Tenant to pay the rent owing to that date.

4. On review, the Landlord reiterates her position that the Tenant did not return the keys until April 4, 2026. The purpose of a review is not to re-assess the parties' evidence or arguments; it is to determine whether the Member made an error. The Landlord has not identified any error in the Member's conclusion, on the evidence before her, that the Tenant returned the keys on March 31.
5. The Landlord also argues that the Tenant ought to owe rent for an extra month because she did not give 60 days' notice to end the tenancy. There is no merit to that argument. The Landlord gave notice to end the tenancy, and brought this proceeding to evict the Tenant based on the notice. The Tenant complied by vacating the unit. The Member correctly held that the tenancy ended on the day the Tenant vacated.
6. The Landlord also argues that she was not reasonably able to participate in the hearing because her computer malfunctioned partway through the hearing, and she had to reconnect by phone. She has not identified any way in which connecting by phone limited her ability to participate.
7. In her review request, the Landlord raises numerous other complaints about the Tenant's conduct, but none of them have anything to do with the question of how much rent the Tenant owed, which was the only question before the Member.
8. I am satisfied that the Member did not err by assessing the evidence, making a finding that the Tenant had vacated on March 31, and ordering rent paid to that date. The review will be denied.

It is ordered that:

1. The request to review order LTB-L-026498-26, issued on June 11, 2026, is denied. The order is confirmed and remains unchanged.

June 24, 2026
Date Issued

Dale Whitmore
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.

