



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

File Number: LTB-L-050743-24-RV

In the matter of: 710, 384 Mount Pleasant Rd
Toronto ON M4S3C8

Between: Toronto Seniors Housing Corporation Landlord

And

Lloyd Miller Tenant

Review Order

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lloyd Miller (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was resolved by order LTB-L-050743-24 issued on January 12, 2026.

On February 27, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 2, 2026, interim order LTB-L-050743-24-RV-IN was issued, staying the order issued on January 12, 2026.

The review request was heard by videoconference on April 13, 2026, and June 23, 2026.

Only the Landlord's Legal Representative Adam Fraccaro attended the June 23, 2026, hearing. I was satisfied that the Tenant or Landlord had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 9:51 AM.

Determinations:

1. The initial hearing for this application was held on July 28, 2025. The Tenant was not present or represented at this hearing.

2. The first review hearing was held on April 13, 2026. The Tenant's Representative attended the hearing but requested to be removed from the file because she was unable to obtain instructions from the Tenant. The review was adjourned peremptory on the Tenant.
3. The Tenant was not present at the June 23, 2026, hearing when the application was called at 9:51 AM. Since the Tenant did not appear at the hearing to support their review, I find that this review has been abandoned. The review request is denied.
4. The Tenant entered the hearing room at 10:20 AM, indicating that he had experienced technical issues signing into the videoconference by phone. The Tenant also indicated that he was aware that applications were called throughout the day, not exactly at 9:00 AM, and requested to be heard.
5. As the Landlord's Representative had already left the videoconference after the matter was initially called at 9:51 AM, I found it to be unfair to hear the Tenant's review request. The Tenant was advised that it was his responsibility to attend LTB hearings on time and to resolve technical issues beforehand, particularly since he alleged similar technical issues at the initial hearing.

It is ordered that:

1. The request to review order LTB-L-050743-24 issued on January 12, 2026, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on March 2, 2026, is cancelled. The stay of order LTB-L-050743-24 is lifted immediately.

June 30, 2026
Date Issued

Kate Sinipostolova
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.