



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

Citation: 2667974 Ontario Inc v Timoon, 2026 ONLTB 50548

Date: 2026-06-25

File Number: LTB-L-085939-25-RV2

In the matter of: 35, 490 Veterans Drive
Barrie Ontario L4N9N4

Between: 2667974 Ontario Inc Landlord

And

Debbie Timoon Tenant

And

Unauthorized Occupant 2 (s) Unauthorized
Unauthorized Occupant2(s) Occupant

Review Order

2667974 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy of Debbie Timoon (the 'Tenant') and evict (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

This application was resolved by order LTB-L-085939-25 issued on March 13, 2026 pursuant to a hearing of the Landlord's A2 application at which only the Landlord attended.

On April 8, 2026, Sarah Pearce, who identifies themselves as one of the previously unidentified occupants of the rental unit (the 'Occupant') requested a review of that order. This application was resolved by order LTB-L-085939-25-RV issued on June 12, 2026 pursuant to a hearing at which only the Landlord attended.

On June 25, 2026, the Occupant requested a review. The request to review refers to order LTB-L-08539-25 issued on April 14, 2025. No such order has been issued by the Board, as will be discussed below.

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

Determinations:

1. This is the second review request by the Occupant to review an order filed in these proceedings. The original order for this matter was issued March 13, 2026. The Occupant requested a review of that order on April 8, 2026. The Occupant's review request was denied pursuant to order LTB-L-085939-25-RV on June 12, 2026.
2. The request states it is a request to review order LTB-L-085939-25 issued on April 14, 2026. The only order issued on that date in relation to this matter was order LTB-L-085939-25-IN. This was the interim order directing the previous review request to a hearing and staying the original hearing order until that hearing. This order does not make a final determination of a party's rights and so is not subject to review in accordance with Rule 26.1.
3. Given the above, it is somewhat unclear as to whether the Tenant was attempting to again review order LTB-L-085939-25 issued on March 13, 2026 or instead review LTB-L-085939-25-RV issued on June 12, 2026.
4. Rule 26.18 of the Board's Rules of Procedure provides as follows: The LTB will not consider a further request to review the same order or to review the review order from the same requesting party.
5. Regardless of which order the Occupant intended to be subject to this request to review, this request constitutes either a further request to review the same order from the same requesting party or a request to review the review order from the same requesting party.
6. Rule A4.2 permits the Board to waive the application of any rule. The Board will only do so in extraordinary circumstances. The circumstances in this case are not sufficiently extraordinary to warrant waiving Rule 26.18.
7. For the reasons above, the Board will not consider the Occupant's request to review, regardless of which order in relation to this application it was intended to relate to.

It is ordered that:

1. The request for review filed by the Occupant on June 25, 2026 is denied. All orders issued to date in respect of application LTB-L-085939-25 are confirmed and remain unchanged.

June 25, 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.