



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

Citation: YADHAVAKRISHNAN v SHARMA, 2026 ONLTB 50682

Date: 2026-06-29

File Number: LTB-L-024571-26-RV2

In the matter of: Main Floor, 80 ARMILIA PL
WHITBY ON L1P0P7

Between: RAJKUMAR YADHAVAKRISHNAN
LAVANYA DEVARAJ

Landlord

And

BABITA ASHWANI SHARMA
PAYAL SHARMA

Tenant

Review Order

RAJKUMAR YADHAVAKRISHNAN and LAVANYA DEVARAJ (the 'Landlord') applied for an order to terminate the tenancy and evict BABITA ASHWANI SHARMA and PAYAL SHARMA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-024571-26 issued on June 8, 2026. On June 9, 2026, the Tenants requested a review of the order.

The review was resolved by order LTB-L-024571-26-RV issued on June 19, 2026 pursuant to a hearing attended by the Landlord, the Landlord's Legal Representative, Umang Dwivedi, and the Tenant held on June 18, 2026.

On June 24, 2026, the Tenant requested a review of order LTB-L-024571-26-RV.

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

Determinations:

1. The Tenant submits that they could not reasonably participate in the review hearing and that there is a serious error in order LTB-L-024571-26-RV.
2. While the Tenant checks the box in the request to review form to state they were not reasonably able to participate in the hearing, there are no submissions that provide a basis to make a preliminary finding in this regard, and I note that the Tenant was in attendance at the hearing and the order reflects they gave evidence and made submissions in relation to the application.

3. The serious errors alleged by the Tenant amount to an argument with the conclusions reached by the Member, and disagreement with their determinations as to whether to order discretionary relief under section 83 of the *Residential Tenancies Act*, 2006 (the "Act").
4. The order sets out a reasonable basis for the determinations made. As stated in Guideline 8 of the Board's Interpretation Guidelines, the Member's findings of fact are entitled to considerable deference. Reasonable determinations will not be interfered with on review.
5. Whether to order relief from eviction under section 83 of the Act is within the discretion of the Member who heard all of the evidence and submissions from both parties at the hearing. The order reveals a reasonable basis for the decision not to award that discretionary relief. The reasonable exercise of discretion will also not be interfered with on review.
6. 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 the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-024571-26-RV issued on June 19, 2026 is denied. The order is confirmed and remains unchanged.

June 29, 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.