



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

Citation: Verma v Sarwar, 2026 ONLTB 50946

Date: 2026-06-26

File Number: LTB-L-014109-26-RV

In the matter of: Basement in law suite, 302 TOLL GATE BLVD
WATERLOO ON N2L5H9

Between: Mohit Singh Verma
Bhola Singh Verma

Landlords

And

Mohammad Adnan Sarwar
Farjana Sarwar

Tenants

Review Order

Mohit Singh Verma and Bhola Singh Verma (the 'Landlords') applied for an order to terminate the tenancy and evict Mohammad Adnan Sarwar and Farjana Sarwar (the 'Tenants') because:

- the Landlords require possession of the rental unit in order to demolish the unit.

This application was resolved by order LTB-L-014109-26 issued on June 19, 2026.

On June 25, 2026, the Landlord, Mohit Singh Verma, requested a review of the order.

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

Determinations:

1. The Landlord filed this review request on the basis that the order contains a serious error. For the reasons that follow, the review request is denied.
2. The entirety of the Landlord's request reflects their disagreement with the Member's findings and legal conclusions. The Landlord submits that the hearing Member incorrectly interpreted the evidence and applied an overly narrow interpretation of demolition under subsection 50(1)(a) of the *Residential Tenancies Act, 2006*, the ("Act"). In essence, the Landlord seeks to have the Board reconsider the evidence and reach a different conclusion.
3. The order demonstrates that the Member identified and considered the central issue before the Board, namely, whether the proposed work constituted demolition of the rental unit within the meaning of subsection 50(1)(a) of the Act. The order reviews the parties'

evidence, summarizes the proposed work, considers the City of Waterloo's requirements, and expressly applies the Divisional Court's decision in *Two Clarendon Apartments Limited v. Sinclair*, 2019 ONSC 3845 (CanLii).

4. The Landlord's submission that the city required the elimination of the separate basement dwelling unit, that the Tenant could not return to the same rental unit following completion of the work, and that discontinuing the basement's use as a separate dwelling constitutes demolition, were all matters considered by the hearing Member in reaching the final determination. The review process is not an opportunity for a party to reargue issues that have already been determined or to seek reassessment of the evidence in hopes of obtaining a different result.
5. Although the Landlord disagrees with the Member's interpretation of the evidence and application of *Two Clarendon*. Disagreement with an outcome or with a Member's weighing of the evidence does not establish a serious error. I am not satisfied that the Landlord has identified any serious error of fact or law in the order.
6. Accordingly, 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-014109-26 issued on June 19, 2026 is denied. The order is confirmed and remains unchanged.

June 26, 2026
Date Issued

Mayra Sawicki
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.