



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

Citation: Messinger v Yilmaz, 2026 ONLTB 50921

Date: 2026-06-29

File Number: LTB-L-025085-26-RV

In the matter of: MAIN, 29 CAPILANO CRT
CONCORD ON L4K1L2

Between:	Iddo Messinger	Landlord
And		
	Kemal Yilmaz Emine Yilmaz	Tenant

Review Order

Iddo Messinger (the 'Landlord') applied for an order to terminate the tenancy and evict Kemal Yilmaz and Emine Yilmaz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-025085-26 issued on June 10, 2026 pursuant to a hearing held on June 2, 2026 attended by only the Landlord's Representative, Lisa Barder.

On June 26, 2026, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant submits they were not reasonably able to participate in the hearing as the notice of hearing was not properly served on them.
2. The Board's records indicate that the notice of hearing was sent to the Tenant by mail to the rental unit address on April 27, 2026. Pursuant to section 191(1)(f) of the *Residential Tenancies Act*, 2006 a document is sufficiently given to a person other than the Board if it is mailed to the last known address where the person resides. Therefore, despite the submission made by the Tenant, the notice of hearing was properly served upon them.
3. I note that the notice of hearing was also sent to the Tenant by e-mail to both e_emine34@windowslive.com and kemal@doreedesign.com on March 23, 2026. I further note that these are the same e-mail addresses listed by the Tenant in their request to review this order.

4. The Tenant's request does not state they were unaware of the hearing, or even that they did not receive the notice of hearing, it merely states they "were not properly served" with it. No explanation is provided as to why the Tenant believes they were not properly served. No explanation is provided as to how the Tenant became aware of the order they are seeking to review, which was sent to them in the same manner as the notice of hearing.
5. Rule 26.8.e. of the Board's Rules of Procedure states that a request to review an order must provide sufficient information to support a preliminary finding that a party was not reasonably able to participate in the hearing. I find that this request does not provide sufficient information to make that preliminary finding.
6. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-025085-26 issued on June 10, 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.