



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

Citation: Donnelly v Zhang, 2026 ONLTB 51105

Date: 2026-06-29

File Number: LTB-T-049617-23-RV

In the matter of: Basement, 1345 Poprad Avenue Poprad Avenue
Pickering ON L1W1L2

Between: Christene Donnelly Tenants
Danny Beaulieu

And

David Zhang Landlord

Review Order

Christene Donnelly and Danny Beaulieu (the 'Tenants') applied for an order determining that David Zhang (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The Board issued interim order LTB-T-049617-23-IN issued on June 4, 2026.

On June 23, 2026, the Tenants' legal representative, Zainatoon Appadoo, requested a review of the order.

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

Determinations:

1. The order under review is an interim order that determined that the Tenants' legal representative may not continue to act on behalf of the Tenants due to a conflict of interest. The interim order also adjourned the proceeding to permit the Tenants to obtain independent legal advice and to retain a new representative.
2. Rule 26.1 permits a party to file a review of any order that makes a final determination of the party's rights. While an interim order may be the subject of a review, this is only the case where the interim order makes a final determination of a party's rights.
3. Interim order LTB-T-049617-23-IN does not make a final determination of the rights of any party. Rather, the order adjourned the matter to permit the Tenants to obtain

alternate representation and to continue participating in the proceeding. Accordingly, the interim order cannot be the subject of a request for review.

4. In any event, the legal representative is not a party to the proceeding. The interim order does not finally determine the Tenants' rights, nor does it finally dispose of the underlying application. As a result, the request for review was not properly filed and must be denied.

It is ordered that:

1. The request to review order LTB-T-049617-23-IN issued on June 4, 2026 is denied. The order is confirmed and remains unchanged.

June 29, 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.