



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

Citation: Smith v Panagiotopoulos, 2026 ONLTB 51289

Date: 2026-06-29

File Number: LTB-T-061104-25-RV2

In the matter of: 605, 102 BLOOR ST. WEST
TORONTO ON M5S1M8

Between:	Randolph Smith	Tenant
And		
	Effie Panagiotopoulos	Landlord

Review Order

Randolph Smith (the 'Tenant') applied for an order determining that Effie Panagiotopoulos (the 'Landlord') gave a notice of termination in bad faith.

This application was resolved by order LTB-T-061104-25 issued on May 5, 2026.

On May 30, 2026, the Tenant requested a review of order LTB-T-061104-25. That request to review was resolved by order LTB-T-061104-25-RV issued on June 1, 2026.

On June 26, 2026, the Tenant requested a review of the order LTB-T-061104-25-RV.

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

Determinations:

1. This is the second review request by the Tenant to review an order filed in these proceedings. The original order for this matter was issued on May 5, 2026. The Tenant requested a review of that order on May 30, 2026. The Tenant's review request was denied pursuant to LTB-T-061104-25-RV on June 1, 2026.
2. 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.
3. This request constitutes a request to review the review order from the same requesting party.

4. 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.
5. Accordingly, the Board will not consider the Tenant's request to review order LTB-T-061104-25-RV.

It is ordered that:

1. The request to review order LTB-T-061104-25-RV issued on June 1, 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.