



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

Citation: Omiwole v Farneshan, 2026 ONLTB 51345

Date: 2026-06-29

File Number: LTB-L-009486-26-RV

In the matter of: 9430 BAYVIEW AVE
Richmond Hill ON L4C5G9

Between: Olufemi Omiwole Landlord

And

Khashayar Farneshan Tenant

Review Order

Olufemi Omiwole (the 'Landlord') applied for an order to terminate the tenancy and evict Khashayar Farneshan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-009486-26 issued on April 29, 2026 pursuant to a hearing attended by the Landlord and the Tenant.

On June 29, 2026, the Tenant requested a review of the order. The Tenant also filed a request to extend time to file the review request

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

Determinations:

Request to Extend

1. The request to extend time to file the review request is granted but the review is denied.

Review Request

2. The Tenant submits there is a serious error in the order or proceedings, and further that it is on the basis that they were not able to reasonably participate in the proceeding. The basis of this submission is that the Tenant's mother was very ill in the United States at the time of the hearing, and the Tenant's adjournment request on that basis was denied.
3. The order reflects that the Tenant made a request to adjourn this application in the hearing for this reason. The order provides detailed reasons as to why the Member exercised their discretion to deny the adjournment and proceed with the hearing. The

order outlines a reasonable basis for this decision, and the reasonable exercise of discretion will not be interfered with on review.

4. The Tenant's request also does not provide an explanation as to why they believe they were not reasonably able to participate in the hearing beyond that they were under significant emotion and practical pressure due to their mother's illness. The remainder of the Tenant's submissions relate only to why the request to review was not filed in a timely manner.
5. The order reflects that the Tenant was present and did provide evidence and make submissions to the Member at the hearing, including in regard to their circumstances and a proposed payment plan.
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 or that there was a serious error in the order or the proceedings.

It is ordered that:

1. The request to review order LTB-L-009486-26 issued on April 29, 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.