



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

Citation: Boschman v Abraham, 2026 ONLTB 51005

Date: 2026-06-30

File Number: LTB-L-017921-26-RV

In the matter of: UNIT 1, 13 BARONS AVE S
HAMILTON ON L8K2X8

Between: Stephen Boschman Landlords
Carrie Boschman

And

Abraham Abraham Tenants
Tanyous Tanyious Yassa

Review Order

Stephen Boschman and Carrie Boschman (the 'Landlords') applied for an order to terminate the tenancy and evict Abraham Abraham and Tanyous Tanyious Yassa (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlords' reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was resolved by order LTB-L-017921-26 issued on June 1, 2026.

On June 23, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant filed this request to review on the basis that the order contains a serious error. For the reasons that follow, the review request is denied.
2. The Tenant alleges that the rent and last month's rent deposit identified in the order is incorrect, resulting in an incorrect calculation of the daily compensation owing to the Landlord. However, the Board's records indicate that amended order LTB-L017921-26-AM, issued June 29, 2026 addresses the calculation errors raised by the Tenant.
3. The Tenant further alleges that the order does not accurately reflect his testimony regarding whether or not he would permit the Landlord, Carrie Boschman (CB), access to the unit where a valid notice of entry has been provided. The hearing recording between 03:26:00 to 03:30:00 reflects the Tenant stating that he would refuse CB access to the rental unit. While the Member attempted to clarify the Tenant's evidence, the Tenant refused to provide any further clarification. As a result, the Member accepted the Tenant's testimony that he would refuse CB's access to the rental unit. Accordingly, there is no error in the order.
4. As the Tenant has not established that the order contains a serious error, the review must be denied.

It is ordered that:

1. The request to review order LTB-L-017921-26 issued on June 1, 2026 is denied. The order is confirmed and remains unchanged.

June 30, 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.